

HIGBEE JAMES ANDREW & JULIE ANN
95188 ORCHID BLOSSOM TR
FERNANDINA BEACH, FL 32034

30-2N-28-0152-0045-0000



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY															
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1															
ELEMENT		CD								TYPE		MDL		EFF. AREA		TOT ADJ PTS		EFF. BASE RATE		REPL. COST NEW		AYB		EYB		ECON		FNCT				NORM		% COND	
Exterior Wall		31		HARDIE BRD 100						0100		01		3,845		104.3280		109.54		421,181		2021		2021		0		0		0		1.50		98.50	
Roof Structur		03		GABLE/HIP 100						1		SINGLE FAM		100% - 2022				Heated Area: 3333						HX Base Yr 2022											
Roof Cover		03		COMP SHNGL 100																															
Interior Wall		05		DRYWALL 100																															
Interior Floo		13		LVT/LAMNT 70																															
Interior Floo		14		CARPET 30																															
Air Condition		03		CENTRAL 100																															
Heating Type		04		AIR DUCTED 100																															
Bedrooms				4 100																															
Bathrooms				4 100																															
Frame		02		WOOD FRAME 100																															
Stories		2.		2. 100																															
Units		00		0 100																															
Occupancy		00		NONE 100																															
Quality		04		Quality Level 04																															
DOR CODE		0100		SINGLE FAMILY																															
MAP NUM				MKT AREA																															
NEIGHBORHOOD/LOC				4067.200																															
AREA TYPE		TOTAL GROSS AREA		PCT OF BASE		YEAR		TOT ADJ AREA		SUBAREA MARKET VALUE																									
BAS		2,801		100		2021		2,801		302,220																									
FGR		675		55		2021		371		40,029																									
FOP		170		30		2021		51		5,503																									
FSP		200		40		2021		80		8,632																									
FUS		532		100		2021		532		57,401																									
PTO		136		5		2021		7		755																									
STR		32		10		2021		3		324																									
TOTALS		4,546						3,845		414,863																									
EXTRA FEATURES										95188 ORCHID BLOSSOM TR, FERNANDINA BEACH																									
L N		OB/XF CODE		DESCRIPTION		BLD CAP		L W		UNITS		UT		Adj R		ADJ UNIT PRICE		ORIG COND		YEAR ON		YEAR ACTUAL		Q		% COND		OB/XF MKT VALUE		NOTES					