

HOLZMEYER GREGORY A & JEANNA R
95066 BROOKHILL PL
FERNANDINA BEACH, FL 32034

32-2N-28-005A-0024-0000

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		16		WD FR STUC 100						0500		01		4,744		93.3014		154.88		734,751		2010		2010		0		0		7.50		92.50		4					
Roof Structur		08		IRREGULAR 100						1		SFR CUST		100% - 2011				Heated Area: 4043								HX Base Yr 2011													
Roof Cover		03		COMP SHNGL 100																																			
Interior Wall		05		DRYWALL 100																																			
Interior Floo		14		CARPET 60																																			
Interior Floo		11		CLAY TILE 40																																			
Air Condition		03		CENTRAL 100																																			
Heating Type		04		AIR DUCTED 100																																			
Bedrooms				4 100																																			
Bathrooms				4 100																																			
Frame		02		WOOD FRAME 100																																			
Stories		1.5		1.5 100																																			
Units		00		0 100																																			
Occupancy		00		NONE 100																																			
Quality		02		Quality Level 02																																			
DOR CODE		0100		SINGLE FAMILY																																			
MAP NUM				MKT AREA																																			
NEIGHBORHOOD/LOC		4008.00																																					
AREA TYPE		TOTAL GROSS AREA		PCT OF BASE		YEAR		TOT ADJ AREA		SUBAREA MARKET VALUE																													
BAS		3,212		100		2010		3,212		460,164																													
FGR		787		55		2010		433		62,033																													
FOP		64		30		2010		19		2,722																													
FOP		831		30		2010		249		35,673																													
FUS		831		100		2010		831		119,052																													
TOTALS		5,725						4,744		679,645																													
EXTRA FEATURES										95066 BROOKHILL PL, FERNANDINA BEACH										BLD DATE										LGL DATE									
																				XF DATE										LAND DATE									
																				INC DATE										AG DATE									
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									
2		0860		POOL/SPA		0 100		0 0		1.00		UT		60,000.00		60,000.00		100		2011		2011		05		90		54,000											