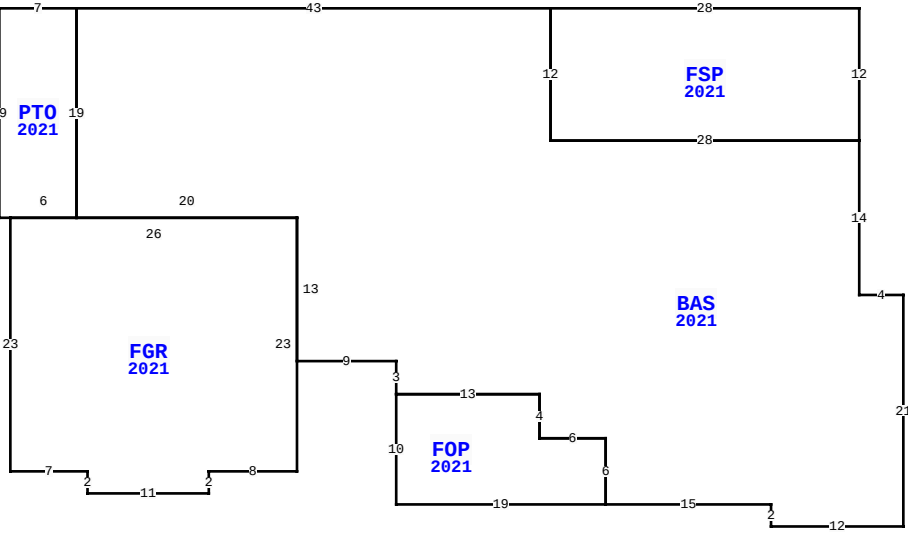


AGINSKY DAVID A & DONNA MARIE
96235 PARK PL
FERNANDINA BEACH, FL 32034

2026

46-3N-28-5065-0016-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
ELEMENT		CD	CONSTRUCTION		TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY											
Exterior Wall		31	HARDIE BRD 100		0500	11	2,688	155.2320	257.69	692,671	2021	2021		0	0	1.50	98.50	VALUATION BY		STANDARD									
Roof Structur		03	GABLE/HIP 100		1 SFR CUST 100% - 2022													Heated Area: 2156 HX Base Yr 2022											
Roof Cover		13	STAND SEAM 100																										
Interior Wall		05	DRYWALL 100																										
Interior Floo		11	CLAY TILE 50																										
Interior Floo		14	CARPET 50																										
Air Condition		03	CENTRAL 100																										
Heating Type		04	AIR DUCTED 100																										
Bedrooms			3 100																										
Bathrooms			2 100																										
Frame		02	WOOD FRAME 100																										
Stories		1.	1. 100																										
Units			0 100																										
Occupancy		00	NONE 100																										
Quality		04	Quality Level 04																										
DOR CODE		0100	SINGLE FAMILY																										
MAP NUM			MKT AREA		04																								
NEIGHBORHOOD/LOC		4024.00																											
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																								
BAS	2,156	100	2021	2,156	547,246																								
FGR	620	55	2021	341	86,554																								
FOP	166	30	2021	50	12,692																								
FSP	336	40	2021	134	34,012																								
PTO	133	5	2021	7	1,777																								
TOTALS		3,411		2,688	682,281																								
EXTRA FEATURES					96235 PARK 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	04/24/2026 MLU													
3	0500	FP-PRE FAB	0 100	0 0	1.00	UT	3,500.00	3,500.00	100	2021	2021	3	99	3,465															
LAND DESCRIPTION										TOTAL OB/XF										3,465									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV					
1	000134	C	RES POND	100		PUD	0.00	0.00	2.00	LT		1.00	1.00	0.80	165,000.00	132,000.00	264,000												