

ROGERS DAVID W & VIRGINIA C
4625 GLYN WOODS COURT
FERNANDINA BEACH, FL 32034



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				PAGE 1 of 1		8	
Exterior Wall		05		AVERAGE 100		0100		01		2,121		117.8205		106.33		225,526		1982		1990		0		0		15.25		84.75		VALUATION BY				STANDARD			
Roof Structure		03		GABLE/HIP 100		1		SINGLE FAM - 100% - 2009		Heated Area: 1872		HX Base Yr 2009																Tax Group: 8				Tax Dist:					
Roof Cover		03		COMP SHNGL 100																								BUILDING MARKET VALUE				191,133					
Interior Wall		05		DRYWALL 100																								TOTAL MARKET OB/XF VALUE				17,151					
Interior Floor		11		CLAY TILE 50																								TOTAL LAND VALUE - MARKET				250,000					
Interior Floor		14		CARPET 50																								TOTAL MARKET VALUE				458,284					
Air Condition		03		CENTRAL 100																								SOH/AGL Deduction				216,675					
Heating Type		04		AIR DUCTED 100																								ASSESSED VALUE				241,609					
Bedrooms				4 100																								TOTAL EXEMPTION VALUE				HX HB 50,000					
Bathrooms				2.5 100																								BASE TAXABLE VALUE				191,609					
Frame		02		WOOD FRAME 100																								TOTAL JUST VALUE				458,284					
Stories		2.		2. 100																								NCON VALUE				1,866					
Units				0 100																								INCOME VALUE									
BUD8 Adjustme		05		DIST 1A 100																								PREVIOUS YEAR MKT VALUE				439,488					
Occupancy		00		NONE 100																																	
Quality		04		Quality Level 04																																	
DOR CODE		0100		SINGLE FAMILY																																	
MAP NUM				MKT AREA																																	
NEIGHBORHOOD/LOC		3029.00																																			
AREA TYPE		TOTAL GROSS AREA		PCT OF BASE		TOT ADJ AREA		SUBAREA MARKET VALUE																													
BAS		936		100		936		84,347																													
FGR		440		55		242		21,808																													
FUS		936		100		936		84,347																													
UOP		36		20		7		631																													
TOTALS		2,348				2,121		191,133																													
EXTRA FEATURES																																					
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							
1		0810		CONCRETE A		0 100		46 3		145.00		SF 6.50				6.50		100		1982		1982		3		41		386									
2		0812		CONCRETE C		0 100		0 0		2,115.00		SF 4.00				4.00		100		1982		1982		3		41		3,469									
3		0500		FP-PRE FAB		0 100		0 0		1.00		UT 3,500.00				3,500.00		100		1982		1982		3		54		1,890									
4		0825		BRICK		0 100		0 0		740.00		SF 12.50				12.50		100		2004		2004		3		96		8,880									
5		0462		ST/AL FNC		0 100		33 5		165.00		SF 10.00				10.00		100		2004		2004		3		40		660									
6		0756		FEP		0 100		18 16		288.00		SF 27.00				27.00		100		2004		2004		3		24		1,866									