

**CARTER VERONICA LYNN**  
876 OAK LANE  
FERNANDINA BEACH, FL 32034

# 2023

**00-00-30-0430-0072-0000**

| 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            |  | 05 | AVERAGE 100    |  | 0100                       | 01 | 2,217 | 120.1382  | 108.42      | 240,367            | 1980           | 1990 | 0   | 0    | 0                 | 15.25 | 84.75 | VALUATION BY |                   |                        |  |  | STANDARD |  |              |  |  |  |  |           |  |  |  |  |
| Roof Structur            |  | 03 | GABLE/HIP 100  |  | 1 SINGLE FAM - 100% - 2011 |    |       |           |             |                    |                |      |     |      | Heated Area: 1920 |       |       |              |                   | HX Base Yr 2011        |  |  |          |  | Tax Group: 8 |  |  |  |  | Tax Dist: |  |  |  |  |
| Roof Cover               |  | 03 | COMP SHNGL 100 |  |                            |    |       |           |             |                    |                |      |     |      |                   |       |       |              |                   |                        |  |  |          |  |              |  |  |  |  |           |  |  |  |  |