

**SEDLAK RAYMOND & ELOISE L/E/
3101 S 14TH ST
FERNANDINA BEACH, FL 32034**

00-00-30-044A-0004-0040



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 1 of 1	8									
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	10	ABOVE AVG 100		0900	01	2,667	112.8960	134.06	357,538	2018	2018		0	0	1.50	98.50	VALUATION BY					STANDARD																		
Roof Structur	03	GABLE/HIP 100		1 SNGL FAM - 100% - 2021												Heated Area: 2230					HX Base Yr 2021																			
Roof Cover	03	COMP SHNGL 100														Tax Group: 8					Tax Dist:																			
Interior Wall	05	DRYWALL 100														BUILDING MARKET VALUE					352,175																			
Interior Floo	12	HARDWOOD 60														TOTAL MARKET OB/XF VALUE					15,580																			
Interior Floo	14	CARPET 40														TOTAL LAND VALUE - MARKET					80,000																			
Air Condition	03	CENTRAL 100														TOTAL MARKET VALUE					447,755																			
Heating Type	04	AIR DUCTED 100														SOH/AGL Deduction					165,984																			
Bedrooms		3 100														ASSESSED VALUE					281,771																			
Bathrooms		2.5 100														TOTAL EXEMPTION VALUE					HX HB 50,000																			
Frame	02	WOOD FRAME 100														BASE TAXABLE VALUE					231,771																			
Stories	1.	1. 100														TOTAL JUST VALUE					447,755																			
Units	0																																							