



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	17	CB STUCCO 100	0500	22	5,813	361.1004	514.57	2,991,195	1997	1997		0	0	12.50	87.50	STANDARD																
Roof Structure	08	IRREGULAR 100	1 SFR CUST - 100% - 2003										Heated Area: 5120					HX Base Yr 2003					Tax Group: 5					Tax Dist:				
Roof Cover	06	ASB SHINGL 100																					BUILDING MARKET VALUE					2,617,296				
Interior Wall	05	DRYWALL 90																					TOTAL MARKET OB/XF VALUE					52,801				
Interior Wall	08	DECORATIVE 10																					TOTAL LAND VALUE - MARKET					3,200,000				
Interior Floor	12	HARDWOOD 60																					TOTAL MARKET VALUE					5,870,097				
Interior Floor	14	CARPET 40																					SOH/AGL Deduction					3,075,721				
Air Condition	03	CENTRAL 100																					ASSESSED VALUE					2,794,376				
Heating Type	04	AIR DUCTED 100																					TOTAL EXEMPTION VALUE					HX HB 50,000				
Bedrooms	4	100																					BASE TAXABLE VALUE					2,744,376				
Bathrooms		4.5 100																					TOTAL JUST VALUE					5,870,097				
Frame	02	WOOD FRAME 100																					NCON VALUE					0				
Stories	1.	1. 100																					INCOME VALUE									
Units		0 100																					PREVIOUS YEAR MKT VALUE					4,970,238				

EASTERLY-AMELIA ISLAND RESIDENCE TRUST/EASTERLY-AM
8286 SANCTUARY LANE
FERNANDINA BEACH, FL 32034

00-00-30-0603-0010-0000

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