

LOT 3 (EX W1.1 FT S-1) &
W1.1 FT OF LOT 4 (S-1)
IN OR 1831/948

BRADBURY JAY M & KATHARINE H
95037 SANDPIPER LOOP
FERNANDINA BEACH, FL 32034

2023

00-00-30-2060-0003-0000



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	17	CB STUCCO 100		0320	11	3,637	140.6376	133.61	485,940	2002	2002		0		0	10.00	90.00	VALUATION BY STANDARD																		
Roof Structur	01	FLAT 100		1 TOWNHOUSE - 100% - 2013										Heated Area: 3140										HX Base Yr 2013												
Roof Cover	07	CONC TILE 100												BUILDING MARKET VALUE										437,346												
Interior Wall	05	DRYWALL 100												TOTAL MARKET OB/XF VALUE										5,695												
Interior Floo	14	CARPET 70												TOTAL LAND VALUE - MARKET										450,000												
Interior Floo	11	CLAY TILE 30												TOTAL MARKET VALUE										893,041												
Air Condition	03	CENTRAL 100												SOH/AGL Deduction										440,860												
Heating Type	04	AIR DUCTED 100												ASSESSED VALUE										452,181												
Bedrooms		3 100												TOTAL EXEMPTION VALUE										50,000												
Bathrooms		4 100												BASE TAXABLE VALUE										402,181												
Frame	02	WOOD FRAME 100												TOTAL JUST VALUE										893,041												
Stories	3.	3. 100												NCON VALUE										0												
Units		0 100		INCOME VALUE																																
																	PREVIOUS YEAR MKT VALUE										746,381									