

MCKENNA WILLIAM P/SIMONSON ANN V
1905 PERIMETER PARK W
FERNANDINA BEACH, FL 32034

00-00-31-102P-0018-0060

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		10	ABOVE AVG 100		0500	01	3,200	118.2016	168.44	539,008	2006	2006		0	0	7.50	92.50	VALUATION BY		STANDARD																							
Roof Structur		08	IRREGULAR 100		1 SFR CUST - 100% - 2021													Heated Area: 2756													HX Base Yr 2021												
Roof Cover		03	COMP SHNGL 100															BUILDING MARKET VALUE													498,582												
Interior Wall		05	DRYWALL 100															TOTAL MARKET OB/XF VALUE													4,341												
Interior Floo		15	HARDTILE 60															TOTAL LAND VALUE - MARKET													156,000												
Interior Floo		14	CARPET 40															TOTAL MARKET VALUE													658,923												
Air Condition		03	CENTRAL 100															SOH/AGL Deduction													89,914												
Heating Type		04	AIR DUCTED 100															ASSESSED VALUE													569,009												
Bedrooms			3 100															TOTAL EXEMPTION VALUE													HX HB 50,000												
Bathrooms			2.5 100															BASE TAXABLE VALUE													519,009												
Frame		02	WOOD FRAME 100															TOTAL JUST VALUE													658,923												
Stories		1.5	1.5 100															NCON VALUE													0												
Units			0 100		INCOME VALUE																																						
Occupancy		00	NONE 100		PREVIOUS YEAR MKT VALUE													620,228																									
Quality		05	Quality Level 05																																								
DOR CODE		0100	SINGLE FAMILY																																								
MAP NUM			MKT AREA															01																									
NEIGHBORHOOD/LOC		1031.00																																									
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																																							
BAS	1,912	100	1,912	297,903																																							
FGR	460	55	253	39,419																																							
FOP	312	30	94	14,646																																							
FOP	322	30	97	15,114																																							
FUS	844	100	844	131,501																																							
TOTALS		3,850		3,200	498,582																																						
EXTRA FEATURES					1905 W PERIMETER PARK RD, FERNANDINA BEACH																																						
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	19	16	304.00	SF	6.50	6.50	100	2006	2006	3	88	1,739																												
2	0825	BRICK	0 100	9	8	72.00	SF	12.50	12.50	100	2006	2006	3	97	873																												
3	1127	BRICK 8"	0 100	0	0	103.00	SF	11.00	11.00	100	2006	2006	3	97	1,099																												
4	0462	ST/AL FNC	0 100	36	3	108.00	SF	10.00	10.00	100	2006	2006	3	48	518																												
5	1242	WD DECK A	0 100	6	6	36.00	SF	10.00	10.00	100	2006	2006	3	31	112																												
LAND DESCRIPTION					TOTAL OB/XF													4,341																									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV																			
1	000100	C	SFR	100		PUD	0.00	0.00	52.00	FF		1.00	1.00	1.00	3,000.00	3,000.00	156,000																										