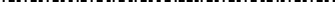


COWELL ELIZABETH L & MATTHEW E
659 PORTABELLO LN
MARIETTA, GA 30068

2023



BUILDING CHARACTERISTICS										
ELEMENT	CD	CONSTRUCTION								
Exterior Wall	10	ABOVE AVG 100								
Roof Structur	08	IRREGULAR 100								
Roof Cover	03	COMP SHNGL 100								
Interior Wall	05	DRYWALL 100								
Interior Floo	12	HARDWOOD 90								
Interior Floo	15	HARDTILE 10								
Air Condition	03	CENTRAL 100								
Heating Type	04	AIR DUCTED 100								
Bedrooms		3 100								
Bathrooms		3 100								
Frame	02	WOOD FRAME 100								
Stories	1.5	1.5 100								
Units	0	100								
Occupancy	00	NONE 100								
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	2,201	100	2,201	382,265						
FGR	713	55	392	68,082						
FOP	30	30	9	1,563						
FOP	204	30	61	10,595						
FUS	599	100	599	104,033						
SFB	156	80	125	21,710						
UOP	332	20	66	11,462						
TOTALS		4,235		3,453	599,708					

1915 HOMETOWN DR, FERNANDINA BEACH									
BLD DATE									
XF DATE									
INC DATE									

LGL DATE									
LAND DATE									
AG DATE									

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	3,453	132.4752	188.78	651,857	2005	2005	0	0	0	8.00	92.00

1 SFR CUST - 0% - 0

Heated Area: 2925

HX Base Yr

Diagram illustrating building layout and dimensions. Key areas labeled include FGR 2005, FOP 2005, BAS 2005, UOP 2005, SFB 2005, and FUS 2005. Dimensions are provided for various segments of the building footprint and foundation.

NASSAU COUNTY PROPERTY										PAGE 1 of 2									
VALUATION SUMMARY																			
VALUATION BY					STANDARD					Tax Group: 2					Tax Dist:				
BUILDING MARKET VALUE					599,708					TOTAL MARKET OB/XF VALUE					18,925				
TOTAL LAND VALUE - MARKET					210,000					TOTAL MARKET VALUE					828,633				
ASSESSED VALUE					828,633					SOH/AGL Deduction					0				
TOTAL EXEMPTION VALUE					0					BASE TAXABLE VALUE					828,633				
TOTAL JUST VALUE					828,633					NCON VALUE					0				
INCOME VALUE										PREVIOUS YEAR MKT VALUE					778,087				

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00-00-31-102P-0019-0050

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