

**MORGAN GAIL W L/E/
1627 CALHOUN STREET
FERNANDINA BEACH, FL 32034**

00-00-31-1060-000R-0110

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY														
ELEMENT		CD	CONSTRUCTION		VALUATION SUMMARY																													
Exterior Wall		18	CEMENT BRK 80		TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION BY				STANDARD												
Exterior Wall		12	CEDAR 20		0100	01	1,892	116.0320	104.72	198,130	1987	1995	0	0	0	18.90	81.10	Tax Group: 2				Tax Dist:												
Roof Structur		08	IRREGULAR 100		1 SINGLE FAM - 100% - 1988										Heated Area: 1550										HX Base Yr 1988									
Roof Cover		03	COMP SHNGL 100																		BUILDING MARKET VALUE				160,683									
Interior Wall		05	DRYWALL 100																		TOTAL MARKET OB/XF VALUE				12,398									
Interior Floo		14	CARPET 80																		TOTAL LAND VALUE - MARKET				236,250									
Interior Floo		12	HARDWOOD 20																		TOTAL MARKET VALUE				409,331									
Air Condition		03	CENTRAL 100																		SOH/AGL Deduction				249,890									
Heating Type		04	AIR DUCTED 100																		ASSESSED VALUE				159,441									
Bedrooms		3	100																		TOTAL EXEMPTION VALUE				HX HB WX 55,000									
Bathrooms		2	100																		BASE TAXABLE VALUE				104,441									
Frame		02	WOOD FRAME 100		TOTAL JUST VALUE				409,331																									
Stories		1.	1. 100		NCON VALUE				0																									
Units		0	100		INCOME VALUE																													
BUD8 Adjustme		02	DIST FB 100		PREVIOUS YEAR MKT VALUE				355,203																									
Occupancy		00	NONE 100																															
Quality		03	Quality Level 03																															
DOR CODE		0100	SINGLE FAMILY																															
MAP NUM			MKT AREA		01																													
NEIGHBORHOOD/LOC		1007.00																																
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																														
BAS	1,550	100	1,550	131,638																														
FOP	239	30	72	6,115																														
UGR	600	45	270	22,930																														
TOTALS		2,389		1,892	160,683																													
EXTRA FEATURES					1627 CALHOUN ST, FERNANDINA BEACH										BLD DATE				LGL DATE															
															XF DATE				LAND DATE															
															INC DATE				AG DATE															
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	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1987	1987	3	64	1,280																		
2	0810	CONCRETE A	0	100	0	0	2,635.00	SF	6.50	6.50	100	1987	1987	3	54.5	9,334																		
4	1241	WD DECK G	0	100	22	12	300.00	UT	11.50	11.50	100	1987	1987	3	20	690																		
5	1076	TRELLIS A	0	100	15	9	135.00	SF	7.50	7.50	100	2005	2005	3	44	446																		
6	0940	SHEDS/PORT	0	100	10	8	80.00	SF	30.00	30.00	100	2005	2005	3	27	648																		
LAND DESCRIPTION										TOTAL OB/XF 12,398																								
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	0006	R-1	134.00	137.00	1.00	LT		1.00	1.00	1.05	225,000.00	236,250.00	236,250																	