

BARNHART MICHAEL B
2488 B 1ST AV
FERNANDINA BEACH, FL 32034

00-00-31-114B-0004-0102

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		16	WD FR STUC 80		0320	11	1,133	165.2455	156.98	177,858	1997	1997		0	0	12.50	87.50	VALUATION BY					STANDARD											
Exterior Wall		14	WD SHINGLE 20		1 TOWNHOUSE - 100% - 1998										Heated Area: 1088					HX Base Yr 1998					Tax Group: 2					Tax Dist:				
Roof Structur		03	GABLE/HIP 100																	BUILDING MARKET VALUE					155,626									
Roof Cover		03	COMP SHNGL 100																	TOTAL MARKET OB/XF VALUE					2,266									
Interior Wall		05	DRYWALL 100																	TOTAL LAND VALUE - MARKET					150,000									
Interior Floo		14	CARPET 70																	TOTAL MARKET VALUE					307,892									
Interior Floo		11	CLAY TILE 30																	SOH/AGL Deduction					216,538									
Air Condition		03	CENTRAL 100																	ASSESSED VALUE					91,354									
Heating Type		04	AIR DUCTED 100																	TOTAL EXEMPTION VALUE					HX HB 50,000									
Bedrooms			3 100																	BASE TAXABLE VALUE					41,354									
Bathrooms			2 100																	TOTAL JUST VALUE					307,892									
Frame		02	WOOD FRAME 100																	NCON VALUE					0									
Stories		2.	2. 100																	INCOME VALUE														
Units			0 100																	PREVIOUS YEAR MKT VALUE					326,403									
Quality		04	Quality Level 04																															
DOR CODE		0100	SINGLE FAMILY																															
MAP NUM			MKT AREA																	01														
NEIGHBORHOOD/LOC		1043.00																																
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																														
BAS	544	100	544	74,722																														
FOP	24	30	7	962																														
FUS	544	100	544	74,722																														
UOP	188	20	38	5,219																														
TOTALS		1,300		1,133	155,626																													
EXTRA FEATURES					2488 1ST AVE, 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	0811	CONCRETE B	0 100	0 0	501.00	SF	5.20	5.20	100	1997	1997	3	75	1,954																				
2	0810	CONCRETE A	0 100	0 0	64.00	SF	6.50	6.50	100	1997	1997	3	75	312																				
LAND DESCRIPTION					TOTAL OB/XF										2,266																			
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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			25.00	115.00	25.00	FF		1.00	1.00	1.50	4,000.00	6,000.00	150,000																	