



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	PAGE 1 of 2																
Exterior Wall	10	ABOVE AVG 100	0500	01	2,611	113.4000	161.60	421,938	2013	2013	0	0	0	4.00	96.00	VALUATION SUMMARY																
Roof Structur	08	IRREGULAR 100	2 SFR CUST - 100% - 2014										Heated Area: 2102					HX Base Yr 2014					VALUATION BY					STANDARD				
Roof Cover	03	COMP SHNGL 100											Tax Group: 2					Tax Dist:														
Interior Wall	05	DRYWALL 100											BUILDING MARKET VALUE					405,060														
Interior Floo	09	PINE WOOD 70											TOTAL MARKET OB/XF VALUE					51,926														
Interior Floo	11	CLAY TILE 30											TOTAL LAND VALUE - MARKET					562,500														
Air Condition	03	CENTRAL 100											TOTAL MARKET VALUE					1,019,486														
Heating Type	04	AIR DUCTED 100											SOH/AGL Deduction					357,574														
Bedrooms		4 100											ASSESSED VALUE					661,912														
Bathrooms		3 100											TOTAL EXEMPTION VALUE					50,000														
Frame	02	WOOD FRAME 100											BASE TAXABLE VALUE					611,912														
Stories	1.	1. 100											TOTAL JUST VALUE					1,019,486														
Units	0	0 100											NCON VALUE					0														
Occupancy	00	NONE 100											INCOME VALUE																			
			PREVIOUS YEAR MKT VALUE					1,016,364																								

DAVIS CLYDE W & APRIL K
1869 S 8TH STREET
FERNANDINA BEACH, FL 32034

00-00-31-128C-0160-0010

REVIEW DATE 07/23/2018 BY DJX Total Acres: 0.00 Total Land Value: 562,500 Market: 0 Agricultural: 0 Common: 562,500 PRINTED 08/02/2023 BY SYS