

ROSSMEISSL ALAN J
1927 SUNRISE DR
FERNANDINA BEACH, FL 32034

00-00-31-128D-0170-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 1 of 1																																									
CONSTRUCTION										VALUATION SUMMARY										STANDARD																																																			
ELEMENT	CD	TYPE										MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION BY										TAX DIST:																																						
Exterior Wall	19	COMMON BRK 80										0900	01	2,154	125.7438	149.32	321,635	1979	1985	0	0	0	26.10	73.90	BUILDING MARKET VALUE										237,688																																				
Exterior Wall	05	AVERAGE 20										1 SNGL FAM - 100% - 0										Heated Area: 1748										HX Base Yr										TOTAL MARKET OB/XF VALUE										53,257																			
Roof Structur	03	GABLE/HIP 100																																								TOTAL LAND VALUE - MARKET										225,000																			
Roof Cover	03	COMP SHNGL 100																																								TOTAL MARKET VALUE										515,945																			
Interior Wall	05	DRYWALL 100																																								SOH/AGL Deduction										306,326																			
Interior Floo	14	CARPET 80																																								ASSESSED VALUE										209,619																			
Interior Floo	11	CLAY TILE 20																																								TOTAL EXEMPTION VALUE										HX HB										50,000									
Air Condition	03	CENTRAL 100																																								BASE TAXABLE VALUE										159,619																			
Heating Type	04	AIR DUCTED 100																																								TOTAL JUST VALUE										515,945																			
Bedrooms	3	100																																								NCON VALUE										0																			
Bathrooms	2	100																																								INCOME VALUE																													
Frame	02	WOOD FRAME 100																																								PREVIOUS YEAR MKT VALUE										441,254																			
Stories	1.	1. 100																																																																					
Units	0	100																																																																					
BUD8 Adjustme	02	DIST FB 100																																																																					
Occupancy	00	NONE 100																																																																					
Quality		04 Quality Level 04																																																																					
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	256	100	256	28,249																																																																			
BAS	1,492	100	1,492	164,638																																																																			
FGR	621	55	342	37,739																																																																			
FOP	20	30	6	662																																																																			
USP	192	30	58	6,400																																																																			
TOTALS		2,581		2,154		237,688																																																																	
EXTRA FEATURES										1927 SUNRISE DR, 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	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1979	1979	3	46.5	1,628																																																								
2	0810	CONCRETE A	0 100	0	0	1,115.00	SF	6.50	6.50	100	1980	1980	3	35	2,537																																																								
3	0861	POOL GUNIT	0 100	15	30	450.00	SF	85.00	85.00	100	2016	2016	3	84	32,130																																																								
4	0855	CONC PAVER	0 100	0	0	738.00	SF	10.00	10.00	100	2016	2016	3	97	7,159																																																								
5	0855	CONC PAVER	0 100	0	0	424.00	SF	10.00	10.00	100	2016	2016	3	97	4,113																																																								
6	0820	WOOD WALK	0 100	4	20	80.00	SF	11.75	11.75	100	2016	2016	3	62	583																																																								
7	0462	ST/AL FNC	0 100	0	0	608.00	SF	10.00	10.00	100	2016	2016	3	84	5,107																																																								
LAND DESCRIPTION										TOTAL OB/XF										53,257																																																			
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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			105.00	150.00	1.00	LT		1.00	1.00	1.00	225,000.00	225,000.00	225,000																																																						