

EVANS JEANNINE S
715 AMELIA CIR
FERNANDINA BEACH, FL 32034

00-00-31-1385-0015-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																																									
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1																																									
ELEMENT	CD									TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT			NORM	% COND																																						
Exterior Wall	05	AVERAGE 100								0100	01	1,851	108.3880	97.82	181,065	1989	1989		0	0	0	15.50	84.50	VALUATION BY																																					
Roof Structur	03	GABLE/HIP 100								1 SINGLE FAM - 100% - 1990										Heated Area: 1446										HX Base Yr 1990								Tax Group: 2								Tax Dist:								STANDARD							
Roof Cover	03	COMP SHNGL 100								The floor plan shows a main rectangular building with several smaller additions. Dimensions are provided for various sections: 10x21, 12x14, 17x34, 17x35, 14x17, 14x14, 6x8, 10x6, 23x3, 14x3, 6x2, 17x2, 7x2, 20x3, 14x3, 6x4, 8x4, 14x10, 14x14. Areas are labeled: USP 2008, FSP 1993, BAS 1993, FGR 1993, FOP 1993.										BUILDING MARKET VALUE										153,000																															
Interior Wall	05	DRYWALL 100																		TOTAL MARKET OB/XF VALUE										8,506																															
Interior Floor	14	CARPET 80																		TOTAL LAND VALUE - MARKET										225,000																															
Interior Floor	11	CLAY TILE 20																		TOTAL MARKET VALUE										386,506																															
Air Condition	03	CENTRAL 100																		SOH/AGL Deduction										252,301																															
Heating Type	04	AIR DUCTED 100																		ASSESSED VALUE										134,205																															
Bedrooms		3 100																		TOTAL EXEMPTION VALUE										HX HB WR								55,000																							
Bathrooms		2 100																		BASE TAXABLE VALUE										79,205																															
Frame	02	WOOD FRAME 100																		TOTAL JUST VALUE										386,506																															
Stories	1.	1. 100																		NCON VALUE										0																															
Units	0	0 100																		INCOME VALUE																																									
Occupancy	00	NONE 100																		PREVIOUS YEAR MKT VALUE										332,110																															
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