

CARR JOHN M JR & BRENDA B
2166 NATURES GATE COURT NORTH
FERNANDINA BEACH, FL 32034

00-00-31-147G-0038-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 1 of 1				2					
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		20		FACE BRICK 70		0900		01		2,614		116.8992		138.82		362,875		1990		1990		0		0		21.10		78.90		VALUATION BY					STANDARD				
Exterior Wall		05		AVERAGE 30		1		SNGL FAM - 100%		0						Heated Area: 2015														Tax Group: 2					Tax Dist:				
Roof Structur		08		IRREGULAR 100																										BUILDING MARKET VALUE					286,308				
Roof Cover		03		COMP SHNGL 100																										TOTAL MARKET OB/XF VALUE					15,992				
Interior Wall		05		DRYWALL 100																										TOTAL LAND VALUE - MARKET					120,750				
Interior Floo		14		CARPET 80																										TOTAL MARKET VALUE					423,050				
Interior Floo		11		CLAY TILE 20																										SOH/AGL Deduction					207,434				
Air Condition		03		CENTRAL 100																										ASSESSED VALUE					215,616				
Heating Type		04		AIR DUCTED 100																										TOTAL EXEMPTION VALUE					HX HB 50,000				
Bedrooms				4 100																										BASE TAXABLE VALUE					165,616				
Bathrooms				2 100																										TOTAL JUST VALUE					423,050				
Frame		02		WOOD FRAME 100																										NCON VALUE					0				
Stories		1.5		1.5 100																										INCOME VALUE									
Units				0 100																										PREVIOUS YEAR MKT VALUE					391,748				
Occupancy		00		NONE 100																																			
Quality		05		Quality Level 05																																			
DOR CODE		0100		SINGLE FAMILY																																			
MAP NUM				MKT AREA																																			
NEIGHBORHOOD/LOC		1030.00																																					
AREA TYPE		TOTAL GROSS AREA		PCT OF BASE		TOT ADJ AREA		SUBAREA MARKET VALUE																															
BAL		420		15		63		6,901																															
BAS		1,384		100		1,384		151,588																															
DCK		294		10		29		3,177																															
FGR		562		55		309		33,844																															
FOP		128		30		38		4,162																															
FSP		380		40		152		16,649																															
FUS		631		100		631		69,112																															
UOP		42		20		8		877																															
TOTALS		3,841				2,614		286,308																															
EXTRA FEATURES										2166 N NATURES GATE CT, 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		0500		FP-PRE FAB		0 100 0 0				1.00		UT		3,500.00		3,500.00		100		1990		1990		3		70		2,450											
2		0811		CONCRETE B		0 100 0 0				900.00		SF		5.20		5.20		100		1990		1990		3		62		2,902											
3		0855		CONC PAVER		0 100 0 0				999.00		SF		10.00		10.00		100		2005		2005		3		87		8,691											
4		0855		CONC PAVER		0 100 0 0				224.00		SF		10.00		10.00		100		2005		2005		3		87		1,949											