

LORTZ DANIEL B & JENNIFER B
1980 ROCHAMBEAU DR
MALVERN, PA 19355

2023



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		05		AVERAGE 90		0320		01		1,705		105.6400		100.36		171,114		1989		1989		9		0		0		15.60		75.40		VALUATION BY					STANDARD												
Exterior Wall		12		CEDAR 10		1		TOWNHOUSE - 0% - 0								Heated Area: 1361																Tax Group: 2					Tax Dist:												
Roof Structure		03		GABLE/HIP 100																												BUILDING MARKET VALUE					129,020												
Roof Cover		03		COMP SHNGL 100																												TOTAL MARKET OB/XF VALUE					5,160												
Interior Wall		05		DRYWALL 100																												TOTAL LAND VALUE - MARKET					105,000												
Interior Floor		14		CARPET 80																												TOTAL MARKET VALUE					239,180												
Interior Floor		11		CLAY TILE 20																												SOH/AGL Deduction					0												
Air Condition		03		CENTRAL 100																												ASSESSED VALUE					239,180												
Heating Type		04		AIR DUCTED 100																												TOTAL EXEMPTION VALUE					0												
Bedrooms				2 100																												BASE TAXABLE VALUE					239,180												
Bathrooms				2 100																												TOTAL JUST VALUE					239,180												
Frame		02		WOOD FRAME 100																												NCON VALUE					0												
Stories		1.		1. 100																												INCOME VALUE																	
Units				0 100																												PREVIOUS YEAR MKT VALUE					258,514												
Occupancy		00		NONE 100																																													
Quality		02		Quality Level 02																																													
DOR CODE		0100		SINGLE FAMILY																																													
MAP NUM				MKT AREA																																													
NEIGHBORHOOD/LOC				1029.00																																													
AREA TYPE		TOTAL GROSS AREA		PCT OF BASE		TOT ADJ AREA		SUBAREA MARKET VALUE																																									
BAS		1,361		100		1,361		102,989																																									
FGR		252		55		139		10,518																																									
FOP		9		30		3		227																																									
UEP		336		60		202		15,286																																									
TOTALS		1,958				1,705		129,020																																									
EXTRA FEATURES										1124 NATURES WALK CT, FERNANDINA BEACH										BLD DATE										LGL DATE																			
																				KF 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 0		0 0		649.00		SF		5.20		5.20		100		1989		1989		3		59.5		2,008																					
3		1242		WD DECK A		0 0		0 0		144.00		SF		10.00		10.00		100		2000		2000		3		20		288																					
4		0855		CONC PAVER		0 0		0 0		358.00		SF		10.00		10.00		100		2000		2000		3		80		2,864																					
LAND DESCRIPTION										TOTAL OB/XF										5,160																													
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		0		0006		R-1		0.00		0.00		1.00		UT				1.00		1.00		1.00		105,000.00		105,000.00		105,000															