

STEWART VALERIE T/WENUM THOMAS CARL
1312 FIR STREET
FERNANDINA BEACH, FL 32034

00-00-31-1501-0004-0000

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		10	ABOVE AVG 100		0900	01	1,128	138.9660		186,143	2021	2021		0		0	0.00	100.00	VALUATION BY		STANDARD													
Roof Structur		03	GABLE/HIP 100		1 SNGL FAM - 100% - 2022										Heated Area: 1088					HX Base Yr 2022					Tax Group: 2		Tax Dist:							
Roof Cover		03	COMP SHNGL 100		42 26 42 5 26 5 11 4 11 BAS 2021 FOP 2021															BUILDING MARKET VALUE					186,143									
Interior Wall		05	DRYWALL 100																	TOTAL MARKET OB/XF VALUE					6,048									
Interior Floo		13	LVT/LAMNT 100																	TOTAL LAND VALUE - MARKET					100,000									
Air Condition		03	CENTRAL 100																	TOTAL MARKET VALUE					292,191									
Heating Type		04	AIR DUCTED 100																	SOH/AGL Deduction					80,904									
Bedrooms			2 100																	ASSESSED VALUE					211,287									
Bathrooms			2 100																	TOTAL EXEMPTION VALUE					HX HB 50,000									
Frame		02	WOOD FRAME 100																	BASE TAXABLE VALUE					161,287									
Stories		1.	1. 100																	TOTAL JUST VALUE					292,191									
Units			0 100																	NCON VALUE					0									
Occupancy		00	NONE 100		INCOME VALUE																													
					PREVIOUS YEAR MKT VALUE					238,113																								
Quality		06	Quality Level 06																															
DOR CODE		0100	SINGLE FAMILY																															
MAP NUM			MKT AREA				01																											
NEIGHBORHOOD/LOC		1022.00																																
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																														
BAS	1,088	100	1,088	179,542																														
FOP	134	30	40	6,601																														
TOTALS		1,222		1,128	186,143																													
EXTRA FEATURES					1312 FIR ST, 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	0855	CONC PAVER	0 100	0 0	480.00	SF	10.00	10.00	100	2021	2021	3	100	4,800																				
2	0810	CONCRETE A	0 100	0 0	192.00	SF	6.50	6.50	100	2021	2021	3	100	1,248																				