

ROSEPILER RONALD CORY & PATTI
1310 ISLAND RIDGE DRIVE
FERNANDINA BEACH, FL 32034

00-00-31-1501-0018-0000



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	1,140	140.1850	166.47	189,776	2020	2020	0	0	0	0.50	99.50	VALUATION BY		STANDARD																																		
Roof Structur		03	GABLE/HIP 100		1 SNGL FAM - 0% - 2023													Heated Area: 1092													HX Base Yr																							
Roof Cover		03	COMP SHNGL 100		26 24 4 3 26 6 42 18 26 26 6 26 6 BAS 2020 PT0 2020 FOP 2020 <td colspan="13">Interior Wall</td> <td>05</td> <td colspan="2">DRYWALL 100</td> <td colspan="13">BUILDING MARKET VALUE</td> <td colspan="8">188,827</td>													Interior Wall													05	DRYWALL 100		BUILDING MARKET VALUE													188,827							
Interior Floo		12	HARDWOOD 60															TOTAL MARKET OB/XF VALUE													3,406																							
Interior Floo		14	CARPET 40															TOTAL LAND VALUE - MARKET													100,000																							
Air Condition		03	CENTRAL 100															TOTAL MARKET VALUE													292,233																							
Heating Type		04	AIR DUCTED 100															SOH/AGL Deduction													0																							
Bedrooms			2 100															ASSESSED VALUE													292,233																							
Bathrooms			2 100															TOTAL EXEMPTION VALUE													0																							
Frame		02	WOOD FRAME 100															BASE TAXABLE VALUE													292,233																							
Stories		1.	1. 100															TOTAL JUST VALUE													292,233																							
Units			0 100															NCON VALUE													0																							
Occupancy		00	NONE 100		INCOME VALUE																																																	
					PREVIOUS YEAR MKT VALUE													239,468																																				
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		1,092		100		1,092		180,876																																														
FOP		156		30		47		7,785																																														
PT0		12		5		1		165																																														
TOTALS		1,260				1,140		188,827																																														
EXTRA FEATURES					1310 ISLAND RIDGE DR, 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	0	0	0	344.00		SF	10.00		10.00		100	2020	2020	3	99	3,406																																	