

BRAZELL JOHN H
P O BOX 611
FERNANDINA BEACH, FL 32035-0611

00-00-31-150F-0007-0150

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		15		CONC BLOCK 100		0100		01		1,272		101.9200		91.98		116,999		1956		1985		0		0		0		18.50		81.50		VALUATION BY					STANDARD				
Roof Structur		03		GABLE/HIP 100		1		SINGLE FAM - 100% - 1997								Heated Area: 1176												HX Base Yr 1997		Tax Group: 2					Tax Dist:						
Roof Cover		03		COMP SHNGL 100																										BUILDING MARKET VALUE					95,354						
Interior Wall		05		DRYWALL 100																										TOTAL MARKET OB/XF VALUE					270						
Interior Floo		14		CARPET 80																										TOTAL LAND VALUE - MARKET					172,000						
Interior Floo		08		SHT VINYL 20																										TOTAL MARKET VALUE					267,624						
Air Condition		03		CENTRAL 100																										SOH/AGL Deduction					192,471						
Heating Type		04		AIR DUCTED 100																										ASSESSED VALUE					75,153						
Bedrooms				3 100																										TOTAL EXEMPTION VALUE					HX HB SX 75,153						
Bathrooms				1 100																										BASE TAXABLE VALUE					0						
Frame		03		MASONRY 100																										TOTAL JUST VALUE					267,624						
Stories		1.		1. 100																										NCON VALUE					0						
Units		02		DIST FB 100																										INCOME VALUE											
BUD8 Adjustme		00		NONE 100																										PREVIOUS YEAR MKT VALUE					214,846						
Occupancy		00																																							
Quality		03		Quality Level 03																																					
DOR CODE		0100		SINGLE FAMILY																																					
MAP NUM				MKT AREA																																					
NEIGHBORHOOD/LOC		1011.00																																							
AREA TYPE		TOTAL GROSS AREA		PCT OF BASE		TOT ADJ AREA		SUBAREA MARKET VALUE																																	
BAS		1,176		100		1,176		88,157																																	
FOP		110		30		33		2,474																																	
UST		140		45		63		4,723																																	
TOTALS		1,426				1,272		95,354																																	
EXTRA FEATURES																																									
504 S 16TH ST, FERNANDINA BEACH																																									
BLD DATE																																									
XF DATE																																									
INC DATE																																									
LGL DATE																																									
LAND DATE																																									
AG DATE																																									
OB/XF MKT VALUE																																									
NOTES																																									