

COHEN BARRY P & ANN SULLIVAN
1507 ENDRIOT CT
MILTON, GA 30004

00-00-31-1520-0007-0070

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 1 of 1									
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 100		0900	01		1,092	120.9460	143.62	156,833	1977	1985		0	0	16.50	83.50	VALUATION BY					STANDARD															
Roof Structure		03	GABLE/HIP 100		1 SNGL FAM - 0% - 0										Heated Area: 1008					HX Base Yr					Tax Group: 2					Tax Dist:									
Roof Cover		12	MODULAR MT 100		42 6 6 24 24 42 42 4 4 4 4 4 13 13 4 4										BUILDING MARKET VALUE										130,956														
Interior Wall		05	DRYWALL 100												TOTAL MARKET OB/XF VALUE										2,371														
Interior Floor		11	CLAY TILE 70												TOTAL LAND VALUE - MARKET										1,125,000														
Interior Floor		14	CARPET 30												TOTAL MARKET VALUE										1,258,327														
Air Condition		03	CENTRAL 100												SOH/AGL Deduction										0														
Heating Type		04	AIR DUCTED 100												ASSESSED VALUE										1,258,327														
Bedrooms			2 100												TOTAL EXEMPTION VALUE										0														
Bathrooms			1 100												BASE TAXABLE VALUE										1,258,327														
Frame		07	SPECIAL 100												TOTAL JUST VALUE										1,258,327														
Stories		1.	1. 100												NCON VALUE										0														
Units			0 100		INCOME VALUE																																		
BUD8 Adjustme		02	DIST FB 100		PREVIOUS YEAR MKT VALUE										1,265,407																								
Occupancy		00	NONE 100																																				
Quality		03	Quality Level 03																																				
DOR CODE		0100	SINGLE FAMILY																																				
MAP NUM			MKT AREA												01																								
NEIGHBORHOOD/LOC		1051.00																																					
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																																			
BAS	1,008	100	1,008	120,882																																			
FOP	252	30	76	9,114																																			
STR	52	10	5	600																																			
UOP	16	20	3	360																																			
TOTALS		1,328	1,092	130,956																																			
EXTRA FEATURES					794 S FLETCHER AVE, 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	0810	CONCRETE A	0	0 34 37	1,258.00	SF	6.50	6.50	100	1977	1977	3	29	2,371																									