

LOT 44
IN OR 2012/1693
OCEAN RIDGE PB 5/103 & 104

PIPER KATHRYN E
108 CORMORANT COURT
FERNANDINA BEACH, FL 32034

2023

00-00-31-155R-0044-0000



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1									
ELEMENT	CD		TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	STANDARD													
Exterior Wall	10	ABOVE AVG 80	0300	11	1,980	140.5153	119.44	236,491	1987	1995	0	0	0	13.10	86.90	VALUATION BY													
Exterior Wall	16	WD FR STUC 20	1 SFR PATIO - 100% - 0													Heated Area: 1648					HX Base Yr								
Roof Structure	03	GABLE/HIP 100														Tax Group: 2					Tax Dist:								
Roof Cover	03	COMP SHNGL 100														BUILDING MARKET VALUE					205,511								
Interior Wall	05	DRYWALL 100														TOTAL MARKET OB/XF VALUE					3,899								
Interior Floor	14	CARPET 70														TOTAL LAND VALUE - MARKET					250,000								
Interior Floor	11	CLAY TILE 30														TOTAL MARKET VALUE					459,410								
Air Condition	03	CENTRAL 100														SOH/AGL Deduction					289,194								
Heating Type	04	AIR DUCTED 100														ASSESSED VALUE					170,216								
Bedrooms	02	WOOD FRAME 100														TOTAL EXEMPTION VALUE					HX HB 50,000								
Bathrooms	1.	1. 100														BASE TAXABLE VALUE					120,216								
	0	0 100														TOTAL JUST VALUE					459,410								
Frame	02	DIST FB 100	NCON VALUE					0																					
Stories			INCOME VALUE																										
Units			PREVIOUS YEAR MKT VALUE					422,050																					
BUD8 Adjustme																													
Quality 03 Quality Level 03																													
DOR CODE 0100 SINGLE FAMILY																													
MAP NUM MKT AREA 01																													
NEIGHBORHOOD/LOC 1075.00																													
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