

SHERMAN MARY
1832 SURF SIDE DR
FERNANDINA BEACH, FL 32034

00-00-31-1612-0005-0000

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	VALUATION BY				STANDARD																
Exterior Wall	10	ABOVE AVG 100								0320	11	2,187	163.7433	155.56	340,210	2018	2018	0	0	0	1.50	98.50	Tax Group: 2				Tax Dist:																
Roof Structur	08	IRREGULAR 100								1 TOWNHOUSE - 0% - 0														Heated Area: 1836										HX Base Yr									
Roof Cover	03	COMP SHNGL 100																																									
Interior Wall	05	DRYWALL 100																																									
Interior Floo	11	CLAY TILE 50																																									
Interior Floo	14	CARPET 50																																									
Air Condition	03	CENTRAL 100																																									
Heating Type	04	AIR DUCTED 100																						BUILDING MARKET VALUE										335,107									
Bedrooms		3 100																						TOTAL MARKET OB/XF VALUE										3,554									
Bathrooms		2.5 100																						TOTAL LAND VALUE - MARKET										100,000									
Frame	02	WOOD FRAME 100																						TOTAL MARKET VALUE										438,661									
Stories	1.5	1.5 100																						SOH/AGL Deduction										37,421									
Units		0 100																						ASSESSED VALUE										401,240									
																								TOTAL EXEMPTION VALUE										0									
																								BASE TAXABLE VALUE										401,240									
																								TOTAL JUST VALUE										438,661									
																								NCON VALUE										0									
																								INCOME VALUE																			
																								PREVIOUS YEAR MKT VALUE										364,764									