

PETERS CARL E & DEBORAH T
1535 CANOPY DRIVE
FERNANDINA BEACH, FL 32034-5317

00-00-31-163N-0070-0000

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		16	WD FR STUC	100	0500	01	3,767	111.8700	159.41	600,497	2001	2001	0	0	0	10.50	89.50	VALUATION BY											
Roof Structur		03	GABLE/HIP	100	1 SFR CUST - 100% - 2002													Heated Area: 3072											
Roof Cover		03	COMP SHNGL	100														HX Base Yr 2002											
Interior Wall		05	DRYWALL	100														Tax Group: 2											
Interior Floo		14	CARPET	60														Tax Dist:											
Interior Floo		12	HARDWOOD	40														BUILDING MARKET VALUE											
Air Condition		03	CENTRAL	100														TOTAL MARKET OB/XF VALUE											
Heating Type		04	AIR DUCTED	100														TOTAL LAND VALUE - MARKET											
Bedrooms			4	100														TOTAL MARKET VALUE											
Bathrooms			4.5	100														SOH/AGL Deduction											
Frame		02	WOOD FRAME	100														ASSESSED VALUE											
Stories		1.	1. 100															TOTAL EXEMPTION VALUE											
Units		0	0 100															HX HB											
Occupancy		00	NONE	100														BASE TAXABLE VALUE											
																		TOTAL JUST VALUE											
																		NCON VALUE											
																		INCOME VALUE											
																		PREVIOUS YEAR MKT VALUE											
Quality		05	Quality Level 05															STANDARD											
DOR CODE		0100	SINGLE FAMILY																										
MAP NUM			MKT AREA		01																								
NEIGHBORHOOD/LOC		1072.00																											
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																									
BAS	3,072	100	3,072	438,289																									
FGR	1,063	55	585	83,463																									
FOP	50	30	15	2,140																									
FOP	284	30	85	12,127																									
PTO	36	5	2	286																									
UOP	42	20	8	1,141																									
TOTALS		4,547	3,767	537,445																									
EXTRA FEATURES					1535 CANOPY 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	0812	CONCRETE C	0 100	0	0	1,509.00	SF	4.00	4.00	100	2001	2001	3	82	4,950														
2	0810	CONCRETE A	0 100	8	3	24.00	SF	6.50	6.50	100	2001	2001	3	82	128														
3	0858	SCULP CONC	0 100	0	0	289.00	SF	13.00	13.00	100	2001	2001	3	95	3,569														
4	1126	CB/STC 8"	0 100	0	0	52.00	SF	8.00	8.00	100	2001	2001	3	82	341														
5	0858	SCULP CONC	0 100	0	0	258.00	SF	13.00	13.00	100	2001	2001	3	95	3,186														