

LEWIS FAMILY TRUST/LEWIS FRANCIS C TRUSTEE
2253 SAFE HARBOR LANE
FERNANDINA BEACH, FL 32034

00-00-31-167C-0011-0000

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		10		ABOVE AVG 100		0500		01		2,343		124.1856		176.96		414,617		2015		2015		0		0		0		3.00		97.00		VALUATION BY					STANDARD				
Roof Structur		08		IRREGULAR 100		1		SFR		CUST		- 100%		- 2016		Heated Area: 1973																Tax Group: 2					Tax Dist:				
Roof Cover		03		COMP SHNGL 100																												BUILDING MARKET VALUE					402,178				
Interior Wall		05		DRYWALL 100																												TOTAL MARKET OB/XF VALUE					8,611				
Interior Floo		14		CARPET 60																												TOTAL LAND VALUE - MARKET					125,000				
Interior Floo		11		CLAY TILE 40																												TOTAL MARKET VALUE					535,789				
Air Condition		03		CENTRAL 100																												SOH/AGL Deduction					222,741				
Heating Type		04		AIR DUCTED 100																												ASSESSED VALUE					313,048				
Bedrooms				3 100																												TOTAL EXEMPTION VALUE					HX HB 50,000				
Bathrooms				2 100																												BASE TAXABLE VALUE					263,048				
Frame		02		WOOD FRAME 100																												TOTAL JUST VALUE					535,789				
Stories		1.		1. 100																												NCON VALUE					0				
Units		0		0 100																												INCOME VALUE									
Occupancy		00		NONE 100																												PREVIOUS YEAR MKT VALUE					463,140				