

GOODMAN JOHN R & SUSAN R
7871 HOWE CIR
PRAIRIE VILLAGE, KS 66208

00-00-31-1720-0001-0131

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 05 AVERAGE 100										0300 11 2,024 130.1832 110.66 223,976 1995 1995 0 0 13.25 86.75										Tax Group: 2 Tax Dist:									
Roof Structure 03 GABLE/HIP 100										1 SFR PATIO - 0% - 0 Heated Area: 1814 HX Base Yr										BUILDING MARKET VALUE 194,299									
Roof Cover 05 COMP SHNGL 100																				TOTAL MARKET OB/XF VALUE 9,007									
Interior Wall 05 DRYWALL 100																				TOTAL LAND VALUE - MARKET 487,500									
Interior Floor 14 CARPET 80																				TOTAL MARKET VALUE 690,806									
Interior Floor 08 SHT VINYL 20																				SOH/AGL Deduction 0									
Air Condition 03 CENTRAL 100																				ASSESSED VALUE 690,806									
Heating Type 04 AIR DUCTED 100																				TOTAL EXEMPTION VALUE 0									
Bedrooms 3 100																				BASE TAXABLE VALUE 690,806									
Bathrooms 3 100																				TOTAL JUST VALUE 690,806									
Frame 02 WOOD FRAME 100																				NCON VALUE 0									
Stories 2. 2. 100																				INCOME VALUE									
Units 0 100																				PREVIOUS YEAR MKT VALUE 769,893									
Quality 02 Quality Level 02																				PERMIT NUM DESCRIPTION AMT ISSUED									
DOR CODE 0100 SINGLE FAMILY																				20121633 DRS, HB 2,400 08/10/2012									
MAP NUM MKT AREA 01																				20121085 REMODEL 7,000 06/11/2012									
NEIGHBORHOOD/LOC 1052.00																				20062082 REPAIR/RRF 1,000 09/11/2006									
AREA TYPE TOTAL GROSS AREA PCT OF BASE TOT ADJ AREA SUBAREA MARKET VALUE																				B948423 NEW CONSTR 129,660 07/07/1994									
BAS 1,005 100 1,005 96,477																													
FGR 288 55 158 15,167																													
FOP 56 30 17 1,632																													
FUS 809 100 809 77,662																													
PTO 40 5 2 192																													
PTO 68 5 3 288																													
UOP 75 20 15 1,440																													
UOP 75 20 15 1,440																													
TOTALS 2,416 2,024 194,299																													
EXTRA FEATURES										3014 S FLETCHER AVE, FERNANDINA BEACH																			
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										BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE																			
1 0504 FP-ELECTRI 0 0 0 0 1.00 UT 2,000.00 2,000.00 100 1995 1995 3 79 1,580																													
2 0812 CONCRETE C 0 0 0 0 1,005.00 SF 4.00 4.00 100 1995 1995 3 72 2,894																													
3 0810 CONCRETE A 0 0 20 5 100.00 SF 6.50 6.50 100 1995 1995 3 72 468																													
4 0845 KOOL DECK 0 0 0 0 129.00 SF 7.25 7.25 100 1995 1995 3 72 673																													
5 0861 POOL GUNIT 0 0 0 0 119.00 SF 85.00 85.00 100 1994 1994 3 20 2,023																													
6 0845 KOOL DECK 0 0 0 0 223.00 SF 7.25 7.25 100 1994 1994 3 70 1,132																													
7 0415 BEACHWALK 0 0 0 0 197.00 SF 5.75 5.75 100 1994 1994 3 20 227																													
8 1242 WD DECK A 0 0 0 0 5.00 SF 10.00 10.00 100 1994 1994 3 20 10																													
LAND DESCRIPTION										TOTAL OB/XF 9,007																			
L N USE CODE CLS LAND USE DESCRIPTION CAP R D LOC ZONE FRONT DEPTH TOT LND UTS UNIT TYPE D T DPTH FACT % COND TOT ADJ UNIT PRICE ADJ UNIT PRICE LAND VALUE OTHER ADJUSTMENTS AND NOTES YEAR DENSITY DECL FRZ YR CONSRV																													
1 000120 C SFR OCN FT 0 25.00 350.00 25.00 FF 1.00 1.00 1.30 15,000.00 19,500.00 487,500																													
REVIEW DATE 10/18/2017 BY DJX										Total Acres: 0.00 Total Land Value: 487,500 Market: 0 Agricultural: 0 Common: 487,500										PRINTED 08/02/2023 BY SYS									