

BELL JAMES & HELEN FAM TRUST/BELL JAMES D TRUSTEE
323 N 6TH ST
FERNANDINA BEACH, FL 32034

00-00-31-1800-0033-0110



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
ELEMENT		CD	CONSTRUCTION		TYPE	MDL	EFF. AREA	TOT ADJ PTS																					

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2023

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																											
CONSTRUCTION										VALUATION SUMMARY										PAGE 2 of 2																											
ELEMENT	CD									TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND																									
Exterior Wall	31	HARDIE BRD 100								0100	01	374	137.6100	124.19	46,447	2022	2022	0	0	0	0.00	100.00	VALUATION BY																								
Roof Structur	03	GABLE/HIP 100								2 SINGLE FAM - 0% - 2023														Heated Area: 374								HX Base Yr								STANDARD							
Roof Cover	03	COMP SHNGL 100																														Tax Group: 2								Tax Dist:							
Interior Wall	05	DRYWALL 100																														BUILDING MARKET VALUE								314,100							
Interior Floo	11	CLAY TILE 70																														TOTAL MARKET OB/XF VALUE								5,512							
Interior Floo	14	CARPET 30																														TOTAL LAND VALUE - MARKET								175,000							
Air Condition	03	CENTRAL 100																														TOTAL MARKET															