

MANUEL HOPE L HARRIS/TERREL RUTH HARRIS
1495 SHOREWOOD PL
LAKELAND, FL 33803

00-00-31-1800-0133-0050



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		05	AVERAGE 100		0100	01	1,094		98.6860	89.06	97,432	1940	1985		0	0	0	16.50	83.50	VALUATION BY										STANDARD											
Roof Structur		03	GABLE/HIP 100		1 SINGLE FAM - 0% - 0															Heated Area: 1089										HX Base Yr											
Roof Cover		03	COMP SHNGL 100		28 9 7 18 7 6 9 6 3 6 3 13 36 BAS 1993 FOP 1993																									VALUATION BY										STANDARD	
Interior Wall		05	DRYWALL 100																	Tax Group: 2										Tax Dist:										81,356	
Interior Floo		14	CARPET 80																	BUILDING MARKET VALUE										1,920											
Interior Floo		08	SHT VINYL 20																	TOTAL MARKET OB/XF VALUE										200,000											
Air Condition		02	WINDOW 100																	TOTAL LAND VALUE - MARKET										283,276											
Heating Type		02	CONVECTION 100																	TOTAL MARKET VALUE										133,767											
Bedrooms			3 100																	ASSESSED VALUE										149,509											
Bathrooms			1 100																	TOTAL EXEMPTION VALUE										0											
Frame		02	WOOD FRAME 100																	BASE TAXABLE VALUE										149,509											
Stories		1.	1. 100																	TOTAL JUST VALUE										283,276											
Units		0	0 100		NCON VALUE										0																										
BUD8 Adjustme		02	DIST FB 100		INCOME VALUE																																				
Occupancy		00	NONE 100		PREVIOUS YEAR MKT VALUE										241,995																										
Quality		02	Quality Level 02																																						
DOR CODE		0100	SINGLE FAMILY																																						
MAP NUM			MKT AREA		01																																				
NEIGHBORHOOD/LOC		1009.00																																							
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																																					
BAS	1,089	100	1,089	80,983																																					
FOP	18	30	5	372																																					
TOTALS		1,107		1,094	81,356																																				
EXTRA FEATURES					913 ELM ST, 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	0511	GARAGE CB-	0	0	20	12	240.00	SF	40.00	40.00	100	1940	1940	3	20	1,920																									
LAND DESCRIPTION																		TOTAL OB/XF										1,920													
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	000100	C	SFR		0	0006	R-2	100.00	100.00	100.00	FF	1.00	1.00	1.00	2,000.00	2,000.00	200,000																								
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