

BLOCK 137 LOTS 5 & N3 FT OF 6
& N3 FT OF 7
IN OR 2477/777

HOAGLAND JAMES M/FITZGERALD KEVEN S
422 S 5TH ST
FERNANDINA BEACH, FL 32034

2023

00-00-31-1800-0137-0050



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	12	CEDAR 100		0900	11	1,254	174.8198	207.60	260,330	1940	2020		0	0	1.00	99.00	STANDARD																
Roof Structur	03	GABLE/HIP 100		1 SNGL FAM - 100% - 2023										Heated Area: 1168					HX Base Yr 2023					VALUATION BY					STANDARD				
Roof Cover	03	COMP SHNGL 100																						Tax Group: 2					Tax Dist:				
Interior Wall	05	DRYWALL 100																						BUILDING MARKET VALUE					257,727				
Interior Floo	12	HARDWOOD 80																						TOTAL MARKET OB/XF VALUE					565				
Interior Floo	15	HARDTILE 20																						TOTAL LAND VALUE - MARKET					212,000				
Air Condition	03	CENTRAL 100																						TOTAL MARKET VALUE					470,292				
Heating Type	04	AIR DUCTED 100																						SOH/AGL Deduction					0				
Bedrooms		3 100																						ASSESSED VALUE					470,292				
Bathrooms		2 100																						TOTAL EXEMPTION VALUE					HX HB 50,000				
Frame	02	WOOD FRAME 100																						BASE TAXABLE VALUE					420,292				
Stories		1. 100																						TOTAL JUST VALUE					470,292				
Units		0 100																						NCON VALUE					0				
BUD8 Adjustme	02	DIST FB 100																						INCOME VALUE									
																								PREVIOUS YEAR MKT VALUE					385,010				