

PREUS CHARLES & JANICE
502 S 6TH ST
FERNANDINA BEACH, FL 32034

00-00-31-1800-0140-0011

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 1 of 1									
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		0900		11		1,548		162.3024		192.73		298,346		1920		2000		0		0		10.50		89.50		VALUATION BY					STANDARD				
Roof Structur		03		GABLE/HIP 100		1		SNGL FAM - 100%		- 2022		Heated Area: 1207		HX Base Yr 2022																Tax Group: 2					Tax Dist:				
Roof Cover		12		MODULAR MT 100																										BUILDING MARKET VALUE					267,020				
Interior Wall		05		DRYWALL 100																										TOTAL MARKET OB/XF VALUE					793				
Interior Floo		12		HARDWOOD 100																										TOTAL LAND VALUE - MARKET					200,000				
Air Condition		03		CENTRAL 100																										TOTAL MARKET VALUE					467,813				
Heating Type		04		AIR DUCTED 100																										SOH/AGL Deduction					34,111				
Bedrooms		1		100																										ASSESSED VALUE					433,702				
Bathrooms		2		100																										TOTAL EXEMPTION VALUE					55,000				
Frame		02		WOOD FRAME 100																										BASE TAXABLE VALUE					378,702				
Stories		1.		1. 100																										TOTAL JUST VALUE					467,813				
Units		0		100																										NCON VALUE					18,109				
BUD8 Adjustme		02		DIST FB 100																										INCOME VALUE									
																														PREVIOUS YEAR MKT VALUE					403,488				
Quality		05		Quality Level 05																																			
DOR CODE		0100		SINGLE FAMILY																																			
MAP NUM				MKT AREA																															01				
NEIGHBORHOOD/LOC		1001.00																																					
AREA TYPE		TOTAL GROSS AREA		PCT OF BASE		TOT ADJ AREA		SUBAREA MARKET VALUE																															
BAS		1,102		100		1,102		190,087																															
BAS		105		100		105		18,112																															
FOP		63		30		19		3,277																															
FSP		185		40		74		12,764																															
FST		450		55		248		42,778																															
TOTALS		1,905				1,548		267,020																															
EXTRA FEATURES																																							
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