

TOTH ZOLTAN
825 S 10TH ST
FERNANDINA BEACH, FL 32034

00-00-31-1800-0158-0210

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																									
Exterior Wall	05	AVERAGE 100								0100	01	965	114.9120	103.71	100,080	2007	2007		0	0	7.00	93.00	VALUATION BY																								
Roof Structure	03	GABLE/HIP 100								1 SINGLE FAM - 100% - 2013										Heated Area: 931										HX Base Yr 2013										STANDARD							
Roof Cover	03	COMP SHNGL 100								19 49 BAS 2007 49 19 6 FOP 2007 6										Tax Group: 2										Tax Dist:										93,074							
Interior Wall	05	DRYWALL 100																		BUILDING MARKET VALUE																				4,140							
Interior Floor	14	CARPET 80																		TOTAL MARKET OB/XF VALUE																				50,000							
Interior Floor	08	SHT VINYL 20																		TOTAL LAND VALUE - MARKET																				147,214							
Air Condition	03	CENTRAL 100																		TOTAL MARKET VALUE																				147,214							
Heating Type	04	AIR DUCTED 100																		SOH/AGL Deduction																				89,409							
Bedrooms		3 100																		ASSESSED VALUE																				57,805							
Bathrooms		2 100																		TOTAL EXEMPTION VALUE										HX HB										32,805							
Frame	02	WOOD FRAME 100																		BASE TAXABLE VALUE																				25,000							
Stories	1.	1. 100																		TOTAL JUST VALUE																				147,214							
Units	0	0 100								NCON VALUE																				0																	
Occupancy	00	NONE 100								INCOME VALUE																				PREVIOUS YEAR MKT VALUE								136,787									
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