

ROBERTS VICKI D
831 S 7TH ST
FERNANDINA BEACH, FL 32034

00-00-31-1800-0161-0170

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY															
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1															
ELEMENT	CD	CD	CD	CD	CD	CD	CD	CD	CD	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	0	NORM	% COND	VALUATION BY		STANDARD										
Exterior Wall	05	AVERAGE 100	03	GABLE/HIP 100	03	COMP SHNGL 100	05	DRYWALL 100	07	CORK/VTILE 100	03	CENTRAL 100	04	AIR DUCTED 100	3 100	1.5 100	WOOD FRAME 100	1. 100	Units	0 100	BUD8 Adjustme	02	DIST FB 100	00	NONE 100	Tax Group: 2		Tax Dist:							
Roof Structur	03	GABLE/HIP 100	03	COMP SHNGL 100	05	DRYWALL 100	07	CORK/VTILE 100	03	CENTRAL 100	04	AIR DUCTED 100	3 100	1.5 100	WOOD FRAME 100	1. 100	Units	0 100	BUD8 Adjustme	02	DIST FB 100	00	NONE 100	BUILDING MARKET VALUE		100,045									
Roof Cover	03	GABLE/HIP 100	03	COMP SHNGL 100	05	DRYWALL 100	07	CORK/VTILE 100	03	CENTRAL 100	04	AIR DUCTED 100	3 100	1.5 100	WOOD FRAME 100	1. 100	Units	0 100	BUD8 Adjustme	02	DIST FB 100	00	NONE 100	TOTAL MARKET OB/XF VALUE		4,416									
Interior Wall	05	DRYWALL 100	07	CORK/VTILE 100	03	CENTRAL 100	04	AIR DUCTED 100	3 100	1.5 100	WOOD FRAME 100	1. 100	Units	0 100	BUD8 Adjustme	02	DIST FB 100	00	NONE 100	0100	01	1,134	110.7700	99.97	113,366	1998	1998	0	0	11.75	88.25	TOTAL LAND VALUE - MARKET		175,000	
Interior Floo	07	CORK/VTILE 100	03	CENTRAL 100	04	AIR DUCTED 100	3 100	1.5 100	WOOD FRAME 100	1. 100	Units	0 100	BUD8 Adjustme	02	DIST FB 100	00	NONE 100	0100	01	1,134	110.7700	99.97	113,366	1998	1998	0	0	11.75	88.25	TOTAL MARKET VALUE		279,461			
Air Condition	03	CENTRAL 100	04	AIR DUCTED 100	3 100	1.5 100	WOOD FRAME 100	1. 100	Units	0 100	BUD8 Adjustme	02	DIST FB 100	00	NONE 100	0100	01	1,134	110.7700	99.97	113,366	1998	1998	0	0	11.75	88.25	SOH/AGL Deduction		217,965					
Heating Type	04	AIR DUCTED 100	3 100	1.5 100	WOOD FRAME 100	1. 100	Units	0 100	BUD8 Adjustme	02	DIST FB 100	00	NONE 100	0100	01	1,134	110.7700	99.97	113,366	1998	1998	0	0	11.75	88.25	ASSESSED VALUE		61,496							
Bedrooms	3 100	1.5 100	WOOD FRAME 100	1. 100	Units	0 100	BUD8 Adjustme	02	DIST FB 100	00	NONE 100	0100	01	1,134	110.7700	99.97	113,366	1998	1998	0	0	11.75	88.25	TOTAL EXEMPTION VALUE		HX HB		36,496							
Bathrooms	1.5 100	WOOD FRAME 100	1. 100	Units	0 100	BUD8 Adjustme	02	DIST FB 100	00	NONE 100	0100	01	1,134	110.7700	99.97	113,366	1998	1998	0	0	11.75	88.25	BASE TAXABLE VALUE				25,000								
Frame	WOOD FRAME 100	1. 100	Units	0 100	BUD8 Adjustme	02	DIST FB 100	00	NONE 100	0100	01	1,134	110.7700	99.97	113,366	1998	1998	0	0	11.75	88.25	TOTAL JUST VALUE				279,461									
Stories	1. 100	Units	0 100	BUD8 Adjustme	02	DIST FB 100	00	NONE 100	0100	01	1,134	110.7700	99.97	113,366	1998	1998	0	0	11.75	88.25	NCON VALUE				0										
Units	0 100	BUD8 Adjustme	02	DIST FB 100	00	NONE 100	0100	01	1,134	110.7700	99.97	113,366	1998	1998	0	0	11.75	88.25	INCOME VALUE																
BUD8 Adjustme	02	DIST FB 100	00	NONE 100	0100	01	1,134	110.7700	99.97	113,366	1998	1998	0	0	11.75	88.25	PREVIOUS YEAR MKT VALUE						227,342												
Occupancy	00	NONE 100	0100	01	1,134	110.7700	99.97	113,366	1998	1998	0	0	11.75	88.25																					
Quality										02	Quality Level 02																								
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	1,050	100	1,050	92,635																															
FSP	152	40	61	5,381																															
FST	42	55	23	2,029																															
TOTALS										1,244	1,134	100,045																							
EXTRA FEATURES										831 S 7TH ST, FERNANDINA BEACH																									
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	0810	CONCRETE A	0 100	6	4	24.00	SF	6.50	6.50	100	1998	1998	3	77	120																				
2	0810	CONCRETE A	0 100	0	0	803.00	SF	6.50	6.50	100	1998	1998	3	77	4,019																				
3	0351	CARPORT MT	0 100	20	11	220.00	SF	6.30	6.30	100	2000	2000	3	20	277																				