

FRENCH SUSAN N
360 MAGNOLIA ST
FERNANDINA BEACH, FL 32034

00-00-31-1800-0190-0010



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1									
ELEMENT		CD	05 AVERAGE 100		0100 01 1,237 116.0700 104.75		REPL. COST NEW 129,576 1956		EYB 1970		ECON 0		FNCT 0		NORM 0 20.25 79.75		VALUATION BY		STANDARD										
Exterior Wall		03	GABLE/HIP 100		1 SINGLE FAM - 100% - 0		Heated Area: 1120		HX		Base Yr		Tax Group: 8		Tax Dist:		BUILDING MARKET VALUE		103,337										
Roof Cover		12	MODULAR MT 100														TOTAL MARKET OB/XF VALUE		153										
Interior Wall		05	DRYWALL 100														TOTAL LAND VALUE - MARKET		128,775										
Interior Floo		12	HARDWOOD 50														TOTAL MARKET VALUE		232,265										
Interior Floo		14	CARPET 50														SOH/AGL Deduction		172,963										
Air Condition		03	CENTRAL 100														ASSESSED VALUE		59,302										
Heating Type		04	AIR DUCTED 100														TOTAL EXEMPTION VALUE		HX HB 34,302										
Bedrooms			3 100														BASE TAXABLE VALUE		25,000										
Bathrooms			1 100														TOTAL JUST VALUE		232,265										
Frame		02	WOOD FRAME 100														NCON VALUE		0										
Stories		1.	1. 100														INCOME VALUE												
Units			0 100														PREVIOUS YEAR MKT VALUE		232,230										
BUD8 Adjustme		05	DIST 1A 100																										
Occupancy		00	NONE 100																										
Quality		03	Quality Level 03																										
DOR CODE		0100	SINGLE FAMILY																										
MAP NUM			MKT AREA		02																								
NEIGHBORHOOD/LOC		2017.00																											
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																									
BAS	984	100	984	82,202																									
BAS	136	100	136	11,361																									
UCP	440	20	88	7,351																									
UST	64	45	29	2,423																									
TOTALS		1,624	1,237	103,337																									
EXTRA FEATURES		360 MAGNOLIA 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													
2	0810	CONCRETE A	0 100	3	20	60.00	SF	6.50	6.50	100	1956	1956	3	20	78														
3	0810	CONCRETE A	0 100	4	8	32.00	SF	6.50	6.50	100	1956	1956	3	20	42														
4	0810	CONCRETE A	0 100	5	5	25.00	SF	6.50	6.50	100	1956	1956	3	20	33														
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