

LAMFERS ARDELLE J II & SARAH S
627 DIVISION ST
FERNANDINA BEACH, FL 32034

00-00-31-1800-0214-02C1



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 1 of 1				2							
ELEMENT		CD		CONSTRUCTION		TYPE		MDL		EFF. AREA		TOT ADJ PTS		EFF. BASE RATE		REPL. COST NEW		AYB		EYB		ECON		FNCT		AP		NORM		% COND		VALUATION SUMMARY									
Exterior Wall		15		CONC BLOCK 70		0100		01		1,369		103.2460		93.18		127,563		1950		1950		0		0		10		33.13		56.87		VALUATION BY					STANDARD				
Exterior Wall		05		AVERAGE 30		1		SINGLE FAM - 100% - 2019								Heated Area: 1254												HX Base Yr 2019		Tax Group: 2					Tax Dist:						
Roof Structure		03		GABLE/HIP 100																										BUILDING MARKET VALUE					72,545						
Roof Cover		03		COMP SHNGL 100																								TOTAL MARKET OB/XF VALUE					806								
Interior Wall		03		PLASTER 80																								TOTAL LAND VALUE - MARKET					200,000								
Interior Wall		04		PLYWOOD 20																								TOTAL MARKET VALUE					273,351								
Interior Floo		08		SHT VINYL 100																								SOH/AGL Deduction					155,656								
Air Condition		03		CENTRAL 100																								ASSESSED VALUE					117,695								
Heating Type		04		AIR DUCTED 100																								TOTAL EXEMPTION VALUE					HX HB 50,000								
Bedrooms				3 100																								BASE TAXABLE VALUE					67,695								
Bathrooms				1.5 100																								TOTAL JUST VALUE					273,351								
Frame		03		MASONRY 100																								NCON VALUE					0								
Stories		1.		1. 100																								INCOME VALUE													
Units				0 100																								PREVIOUS YEAR MKT VALUE					233,014								
BUD8 Adjustme		02		DIST FB 100																																					
Occupancy		00		NONE 100																																					
Quality		02		Quality Level 02																																					
DOR CODE		0100		SINGLE FAMILY																																					
MAP NUM				MKT AREA																													01								
NEIGHBORHOOD/LOC		1009.00																																							
AREA TYPE		TOTAL GROSS AREA		PCT OF BASE		TOT ADJ AREA		SUBAREA MARKET VALUE																																	
BAS		960		100		960		50,872																																	
BAS		294		100		294		15,580																																	
FEP		144		80		115		6,094																																	
TOTALS		1,398		1,369		72,545																																			
EXTRA FEATURES																																									
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		0 0		200.00		SF		6.50		6.50		100		1990		1990		3		62		806													