

SANDLIN PATRICIA ANN
P O BOX 15247
FERNANDINA BEACH, FL 32035

00-00-31-1800-0215-06C0

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		NORM		% COND		VALUATION SUMMARY											
Exterior Wall		16		WD FR STUC 60		0100		01		2,541		109.4400		98.77		250,975		1953		2000		0		0		0		11.00		89.00		VALUATION BY					STANDARD				
Exterior Wall		17		CB STUCCO 40		1		SINGLE FAM - 100% - 1997						Heated Area: 2541						HX Base Yr 1997										Tax Group: 2					Tax Dist:						
Roof Structur		03		GABLE/HIP 100																										BUILDING MARKET VALUE					223,368						
Roof Cover		03		COMP SHNGL 100																										TOTAL MARKET OB/XF VALUE					11,681						
Interior Wall		05		DRYWALL 100																										TOTAL LAND VALUE - MARKET					210,000						
Interior Floo		12		HARDWOOD 80																										TOTAL MARKET VALUE					445,049						
Interior Floo		11		CLAY TILE 20																										SOH/AGL Deduction					288,073						
Air Condition		03		CENTRAL 100																										ASSESSED VALUE					156,976						
Heating Type		04		AIR DUCTED 100																										TOTAL EXEMPTION VALUE					HX HB VX 55,000						
Bedrooms				3 100																										BASE TAXABLE VALUE					101,976						
Bathrooms				3 100																										TOTAL JUST VALUE					445,049						
Frame		02		WOOD FRAME 100																										NCON VALUE					0						
Stories		1.		1. 100																										INCOME VALUE											
Units				0 100																										PREVIOUS YEAR MKT VALUE					397,503						
BUD8 Adjustme		02		DIST FB 100																																					
Occupancy		00		NONE 100																																					
Quality		02		Quality Level 02																																					
DOR CODE		0100		SINGLE FAMILY																																					
MAP NUM				MKT AREA																																					
NEIGHBORHOOD/LOC		1009.00																																							
AREA TYPE		TOTAL GROSS AREA		PCT OF BASE		TOT ADJ AREA		SUBAREA MARKET VALUE																																	
BAS		1,322		100		1,322		116,211																																	
BAS		91		100		91		7,999																																	
BAS		1,128		100		1,128		99,158																																	
TOTALS		2,541				2,541		223,368																																	
EXTRA FEATURES										1131 FIR ST, FERNANDINA BEACH										BLD DATE										LGL DATE											
																				XF DATE										LAND DATE											
																				INC DATE										AG DATE											
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		0511		GARAGE CB-		0 100		24 16		384.00		SF 40.00				40.00		100		1980		1980		3		35		5,376													
2		0825		BRICK		0 100		58 3		174.00		SF 12.50				12.50		100		1980		1980		3		75		1,631													
3		0810		CONCRETE A		0 100		0 0		976.00		SF 6.50				6.50		100		1980		1980		3		35		2,220													
5		0940		SHEDS/PORT		0 100		10 13		130.00		SF 30.00				30.00		100		1990		1990		3		20		780													
6		0855		CONC PAVER		0 100		0 0		186.00		SF 10.00				10.00		100		2008		2008		3		90		1,674													