

BORLAND SANDRA S/BORLAND BRADLEY L ET AL
4654 GENOA DRIVE
FERNANDINA BEACH, FL 32034

00-SB-30-065A-0080-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 1 of 1				
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	10	ABOVE AVG 100								0500	01	4,596	112.6686		737,888	2019	2019	0	0	0	1.00	99.00	VALUATION BY					STANDARD						
Roof Structur	08	IRREGULAR 100								1 SFR CUST - 100% - 2020												Tax Group: 8					Tax Dist:							
Roof Cover	03	COMP SHNGL 90								Heated Area: 3896												BUILDING MARKET VALUE					730,509							
Roof Cover	12	MODULAR MT 10								HX Base Yr 2020												TOTAL MARKET OB/XF VALUE					21,915							
Interior Wall	05	DRYWALL 100																				TOTAL LAND VALUE - MARKET					425,000							
Interior Floo	11	CLAY TILE 100																				TOTAL MARKET VALUE					1,177,424							
Air Condition	03	CENTRAL 100																				SOH/AGL Deduction					328,873							
Heating Type	04	AIR DUCTED 100																				ASSESSED VALUE					848,551							
Bedrooms		4 100																				TOTAL EXEMPTION VALUE					50,000							
Bathrooms		2.5 100																				BASE TAXABLE VALUE					798,551							
Frame	02	WOOD FRAME 100																				TOTAL JUST VALUE					1,177,424							
Stories	2.	2. 100																																