

MCBRIDE LAURIE &/JOHNSON PHILIP EST
5189 VILLAGE WAY
FERNANDINA BEACH, FL 32034

00-SB-30-155V-0037-0000

BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY													
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCST	NORM	% COND	VALUATION SUMMARY													
Exterior Wall	16	WD FR STUC 100	0500	11	3,096	130.5480	186.03	575,949	1994	2000	0	0	11.00	89.00	VALUATION BY		STANDARD											
RooF Structur	03	GABLE/HIP 100	1 SFR CUST - 100% - 2010										Heated Area: 2679				HX Base Yr 2010						Tax Group: 8		Tax Dist:			
RooF Cover	05	COMP SHNGL 100											BUILDING MARKET VALUE				512,595											
Interior Wall	03	DRYWALL 100											TOTAL MARKET OB/XF VALUE				8,322											
Interior Floo	12	HARDWOOD 50											TOTAL LAND VALUE - MARKET				350,000											
Interior Floo	14	CARPET 50											TOTAL MARKET VALUE				870,917											
Air Condition	03	CENTRAL 100											SOH/AGL Deduction				395,409											
Heating Type	04	AIR DUCTED 100											ASSESSED VALUE				475,508											
Bedrooms		3 100											TOTAL EXEMPTION VALUE				HX HB WX 55,000											
Bathrooms		2 100											BASE TAXABLE VALUE				420,508											
Frame	02	WOOD FRAME 100											TOTAL JUST VALUE				870,917											
Stories	1.	1. 100											NCON VALUE				0											
Units		0 100	INCOME VALUE																									
			PREVIOUS YEAR MKT VALUE				690,538																					