

BURNSON JANET M TRUST/BURNSON JANET M TRUSTEE
119 BITTER NUT ROAD
FERNANDINA BEACH, FL 32034-5000

01-6N-29-0300-0037-0000



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	FNCT	NORM	% COND	VALUATION SUMMARY																													
Exterior Wall		10	ABOVE AVG 100		0500	01	3,347	111.6696	159.13	532,608	1993	1998	0	0	0	11.50	88.50	VALUATION BY																												
Roof Structur		03	GABLE/HIP 100		1 SFR CUST - 100% - 1994										Heated Area: 2660										HX Base Yr 1994										STANDARD											
Roof Cover		03	COMP SHNGL 100																						Tax Group: 5										Tax Dist:											
Interior Wall		05	DRYWALL 100																						BUILDING MARKET VALUE										471,358											
Interior Floo		12	HARDWOOD 80																						TOTAL MARKET OB/XF VALUE										28,442											
Interior Floo		11	CLAY TILE 20																						TOTAL LAND VALUE - MARKET										450,000											
Air Condition		03	CENTRAL 100																						TOTAL MARKET VALUE										949,800											
Heating Type		04	AIR DUCTED 100																						SOH/AGL Deduction										515,462											
Bedrooms			3 100																						ASSESSED VALUE										434,338											
Bathrooms			3 100																						TOTAL EXEMPTION VALUE										HX HB WX 55,000											
Frame		02	WOOD FRAME 100																						BASE TAXABLE VALUE										379,338											
Stories		1.	1. 100																						TOTAL JUST VALUE										949,800											
Units		00	0 100																						NCON VALUE										0											
Occupancy		00	NONE 100																						INCOME VALUE																					
																									PREVIOUS YEAR MKT VALUE										818,934											
Quality		04	Quality Level 04																																											
DOR CODE		0100	SINGLE FAMILY																																											
MAP NUM			MKT AREA																						10																					
NEIGHBORHOOD/LOC		10001.00																																												
AREA TYPE		TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																																									
BAS		2,660	100	2,660	374,608																																									
FGR		901	55	496	69,851																																									
FOP		48	30	14	1,972																																									
FOP		106	30	32	4,506																																									
FOP		203	30	61	8,591																																									
FOP		280	30	84	11,830																																									
TOTALS		4,198		3,347	471,358																																									
EXTRA FEATURES		119 BITTER NUT RD, 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																													
1		0812	CONCRETE C	0 100	0	0	1,641.00	SF	4.00	4.00	100	1993	1993	3	68	4,464																														
2		0810	CONCRETE A	0 100	0	0	156.00	SF	6.50	6.50	100	1993	1993	3	68	690																														
3		0810	CONCRETE A	0 100	0	0	84.00	SF	6.50	6.50	100	1993	1993	3	68	371																														
4		0504	FP-ELECTRI	0 100	0	0	1.00	UT	2,000.00	2,000.00	100	1993	1993	3	76	1,520																														
5		0445	BOX FNC 5'	0 100	0	0	15.00	LF	8.10	8.10	100	1993	1993	3	20	24																														
6		1126	CB/STC 8"	0 100	17	6	102.00	SF	8.00	8.00	100	1993	1993	3	68	555																														
8		0861	POOL GUNIT	0 100	0	0	591.00	SF	85.00	85.00	100	1999	1999	3	25	12,559																														
9		0910	SCRN RM L	0 100	0	0	1,209.00	SF	15.00	15.00	100	1999	1999	3	20	3,627																														
10		0845	KOOL DECK	0 100	0	0	728.00	SF	7.25	7.25	100	1999	1999	3	79	4,170																														
11		0877	JACUZZI	0 100	0	0	1.00	UT	1,000.00	1,000.00	100	1999	1999	3	20	200																														
LAND DESCRIPTION		TOTAL OB/XF										28,180																																		
L N		USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV																					
1		000100	C	SFR	100		RS-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	450,000.00	450,000.00	450,000																												

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