

LOT 16
IN OR 1477/249
SEA MARSH VILLAGE 1 PB 4/11

ALBRIGHT CHARLES A & ROSEMARY
13 WILLOW POND RD
FERNANDINA BEACH, FL 32034

2023

01-6N-29-1900-0016-0000



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 1 of 1				5
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	14	WD SHINGLE 100		0500	01	3,004	106.7430	152.11	456,938	1992	1992	0	0	0	15.00	85.00	VALUATION BY STANDARD																	
Roof Structur	03	GABLE/HIP 100		1 SFR CUST - 100% - 2008 Heated Area: 2630 Code not found: parcel[44827] -> bld[37397] -> bld_area[?].cd -> lu_bld_area[PT R]										HX Base Yr 2008										Tax Group: 5				Tax Dist:						
Roof Cover	03	COMP SHNGL 100												BUILDING MARKET VALUE				388,397																
Interior Wall	05	DRYWALL 100												TOTAL MARKET OB/XF VALUE				15,860																
Interior Floo	12	HARDWOOD 50		TOTAL LAND VALUE - MARKET				600,000																										
Interior Floo	14	CARPET 50		TOTAL MARKET VALUE				1,004,257																										
Air Condition	03	CENTRAL 100		SOH/AGL Deduction				462,941																										
Heating Type	04	AIR DUCTED 100		ASSESSED VALUE				541,316																										
Bedrooms		3 100		TOTAL EXEMPTION VALUE				HX HB 50,000																										
Bathrooms		2.5 100		BASE TAXABLE VALUE				491,316																										
Frame	02	WOOD FRAME 100		TOTAL JUST VALUE				1,004,257																										
Stories	1.5	1.5 100		NCON VALUE				0																										
Units		0 100		INCOME VALUE																														
Occupancy	00	NONE 100		PREVIOUS YEAR MKT VALUE				701,553																										