

HUMPHREY MICHAEL E & CHANTAL G
5069 OLD MOUNTAIN TRL
POWDER SPRINGS, GA 30127

01-6N-29-1900-0059-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1									
ELEMENT	CD	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND																
Exterior Wall	12	0500	01	4,120	112.7720	160.70	662,084	1987	2005	0	0	8.50	91.50	VALUATION BY															
Roof Structur	08	1 SFR CUST - 0% - 0												STANDARD															
Roof Cover	03	Heated Area: 3566												Tax Group: 5															
Interior Wall	05	HX Base Yr												Tax Dist:															
Interior Wall	08	20 UOP 1293												BUILDING MARKET VALUE															
Interior Floo	14	9 FOP 1993												TOTAL MARKET OB/XF VALUE															
Interior Floo	12	14 FUS 1993												TOTAL LAND VALUE - MARKET															
Air Condition	03	20												TOTAL MARKET VALUE															
Heating Type	03	14												SOH/AGL Deduction															
Bedrooms	4	35												ASSESSED VALUE															
Bathrooms	4.5	20												TOTAL EXEMPTION VALUE															
Frame Stories	02	35												BASE TAXABLE VALUE															
Units	2.	32												TOTAL JUST VALUE															
BUD8 Adjustme	05	29												NCON VALUE															
Occupancy	00	20												INCOME VALUE															
Quality	05	25												PREVIOUS YEAR MKT VALUE															
DOR CODE	0100	34																											
MAP NUM	MKT AREA													10															
NEIGHBORHOOD/LOC	10001.00																												
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																									
BAS	2,034	100	2,034	299,081																									
FEP	247	80	198	29,114																									
FGR	490	55	270	39,701																									
FOP	180	30	54	7,940																									
FUS	1,532	100	1,532	225,266																									
UOP	80	20	16	2,352																									
UOP	82	20	16	2,352																									
TOTALS	4,645		4,120	605,807																									
EXTRA FEATURES				16 SEA MARSH 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	0	0	0	1,612.00	SF	4.00	4.00	100	1987	1987	3	54.5	3,514													
2	1242	WD DECK A	0	0	0	0	600.00	SF	10.00	10.00	100	1987	1987	3	20	1,200													
3	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	1987	1987	3	64	1,280													
5	0445	BOX FNC 5'	0	0	5	40	200.00	LF	8.10	8.10	100	1987	1987	3	20	324													
6	1125	CB/STC 6"	0	0	0	0	16.00	SF	7.35	7.35	100	1987	1987	3	54.5	64													
LAND DESCRIPTION																													
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	000130	C	SFR WATER	0		RS-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	750,000.00	750,000.00	750,000												