

SIMINSKI PHILIP & BEVERLY
85042 SAGONACK DRIVE
FERNANDINA BEACH, FL 32034

12-2N-27-1460-0537-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY												
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1												
Exterior Wall	16	WD FR STUC 100	0900	01	2,270	118.5408	140.77	319,548	2006	2006	0	0	8.00	92.00	VALUATION BY					STANDARD												
Roof Structur	08	IRREGULAR 100	1 SNGL FAM - 100% - 2011										Heated Area: 1893					HX Base Yr 2011					Tax Group: 4					Tax Dist:				
Roof Cover	03	COMP SHNGL 100																BUILDING MARKET VALUE					293,984									
Interior Wall	05	DRYWALL 100																TOTAL MARKET OB/XF VALUE					15,823									
Interior Floo	14	CARPET 60																TOTAL LAND VALUE - MARKET					127,500									
Interior Floo	11	CLAY TILE 40																TOTAL MARKET VALUE					437,307									
Air Condition	03	CENTRAL 100																SOH/AGL Deduction					237,154									
Heating Type	04	AIR DUCTED 100																ASSESSED VALUE					200,153									
Bedrooms		3 100																TOTAL EXEMPTION VALUE					HX HB 50,000									
Bathrooms		2 100																BASE TAXABLE VALUE					150,153									
Frame	02	WOOD FRAME 100																TOTAL JUST VALUE					437,307									
Stories	1.	1. 100																NCON VALUE					0									
Units	0	0 100																INCOME VALUE														
Occupancy	00	NONE 100																PREVIOUS YEAR MKT VALUE					332,525									