

SCOTT TIMOTHY E & LINDA
95109 GLADIOLAS PLACE
FERNANDINA BEACH, FL 32034

17-1N-24-2091-0006-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 1 of 1									
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		25		MOD METAL 100		6500		01		1,590		53.9580		18.89		30,035		2022		2022		0		0		1.00		99.00		VALUATION BY					STANDARD				
Roof Structur		03		GABLE/HIP 100		1		GARAGE RES - 0%		0		Heated Area: 1500				HX Base Yr														Tax Group: 6					Tax Dist:				
Roof Cover		12		MODULAR MT 100																										BUILDING MARKET VALUE					29,735				
Interior Wall		07		NONE 100																										TOTAL MARKET OB/XF VALUE					0				
Interior Floo		03		CONC FINSH 100																										TOTAL LAND VALUE - MARKET					136,560				
Air Condition		01		NONE 100																										TOTAL MARKET VALUE					166,295				
Heating Type		01		NONE 100																										SOH/AGL Deduction					30,960				
Bedrooms				0 100																										ASSESSED VALUE					135,335				
Bathrooms				0 100																										TOTAL EXEMPTION VALUE					0				
Frame		05		STEEL 100																										BASE TAXABLE VALUE					135,335				
Stories		1.		1. 100																										TOTAL JUST VALUE					166,295				
Units				0 100																										NCON VALUE					29,735				
Occupancy		00		NONE 100																										INCOME VALUE									
																														PREVIOUS YEAR MKT VALUE					96,000				