

SWANDER THOMAS J
2605 G MCGREGOR BLVD
FERNANDINA BEACH, FL 32034

18-2N-27-4315-0081-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																			
CONSTRUCTION																				VALUATION SUMMARY																			
Exterior Wall		25	MOD METAL 100							TYPE		MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION BY								STANDARD								
Roof Structur		03	GABLE/HIP 100							0820		02	990	88.8000	57.72	57,143	1986	1986	0	0	0	70.00	30.00	Tax Group: 4								Tax Dist:							
Roof Cover		01	MINIMUM 100							1 M/H 93- - 0% - 0														Heated Area: 910														HX Base Yr	
Interior Wall		04	PLYWOOD 100							14 65 14 28 37 20 8 8 20 BAS 1993 USP 2006														BUILDING MARKET VALUE								17,143							
Interior Floo		14	CARPET 70																					TOTAL MARKET OB/XF VALUE								1,022							
Interior Floo		08	SHT VINYL 30																					TOTAL LAND VALUE - MARKET								97,500							
Air Condition		01	NONE 100																					TOTAL MARKET VALUE								115,665							
Heating Type		03	FORCED AIR 100																					SOH/AGL Deduction								52,146							
Bedrooms			2 100							ASSESSED VALUE								63,519																					
Bathrooms			2 100							TOTAL EXEMPTION VALUE								0																					
Frame		02	WOOD FRAME 100							BASE TAXABLE VALUE								63,519																					
Stories Units		1.	1. 100							TOTAL JUST VALUE								115,665																					
			0 100							NCON VALUE								0																					
										INCOME VALUE																													
										PREVIOUS YEAR MKT VALUE								143,170																					
Quality		03	Quality Level 03							PERMIT NUM		DESCRIPTION							AMT		ISSUED																		
DOR CODE		0200	MOBILE HOME							MH5300		CO ISSUED							0		06/13/2011																		
MAP NUM			MKT AREA				05			B24761		REPAIR/RRF							3,437		06/01/2011																		
NEIGHBORHOOD/LOC		5010.00								P14413		NEW CONSTR							0		08/01/2010																		
										8566		MH MOVE-ON							12,000		06/03/1991																		