

LARUSSO EUGENE
32392 FERN PARKE WAY
FERNANDINA BEACH, FL 32034

2023

26-2N-28-0556-0225-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY													
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	31	HARDIE BRD 100								0900	01	2,856	108.5700	128.93	368,224	2020	2020	0	0	0	0.50	99.50	VALUATION BY										
Roof Structur	03	GABLE/HIP 100								1 SNGL FAM - 100% - 2023														Heated Area: 2494									
Roof Cover	03	COMP SHNGL 100																						HX Base Yr 2023									
Interior Wall	05	DRYWALL 100																						Tax Group: 4									
Interior Floo	11	CLAY TILE 50																						Tax Dist:									
Interior Floo	14	CARPET 50																						BUILDING MARKET VALUE									
Air Condition	03	CENTRAL 100																						TOTAL MARKET OB/XF VALUE									
Heating Type	04	AIR DUCTED 100																						TOTAL LAND VALUE - MARKET									
Bedrooms		4 100																						TOTAL MARKET VALUE									
Bathrooms		3 100																						SOH/AGL Deduction									
Frame	02	WOOD FRAME 100																						ASSESSED VALUE									
Stories	1.	1. 100																						TOTAL EXEMPTION VALUE									
Units	0	100																						BASE TAXABLE VALUE									
Occupancy	00	NONE 100																						TOTAL JUST VALUE									
																								NCON VALUE									
																								INCOME VALUE									
																								PREVIOUS YEAR MKT VALUE									