

HASKELL THOMAS & ROSEMARIE
95060 BELLFLOWER WAY
FERNANDINA BEACH, FL 32034

30-2N-28-0150-0102-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 1 of 1				4							
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 70		0100		01		1,845		120.9600		109.17		201,419		2015		2015		0		0		0		3.15		96.85		VALUATION BY					STANDARD				
Exterior Wall		16		WD FR STUC 30		1		SINGLE FAM - 100% - 2021								Heated Area: 1581												HX Base Yr 2021		Tax Group: 4					Tax Dist:						
Roof Structur		03		GABLE/HIP 100																										BUILDING MARKET VALUE					195,074						
Roof Cover		03		COMP SHNGL 100																										TOTAL MARKET OB/XF VALUE					24,503						
Interior Wall		05		DRYWALL 100																										TOTAL LAND VALUE - MARKET					75,000						
Interior Floo		14		CARPET 60																										TOTAL MARKET VALUE					294,577						
Interior Floo		11		CLAY TILE 40																										SOH/AGL Deduction					81,476						
Air Condition		03		CENTRAL 100																										ASSESSED VALUE					213,101						
Heating Type		04		AIR DUCTED 100																										TOTAL EXEMPTION VALUE					HX HB 50,000						
Bedrooms				3 100																										BASE TAXABLE VALUE					163,101						
Bathrooms				2 100																										TOTAL JUST VALUE					294,577						
Frame		02		WOOD FRAME 100																										NCON VALUE					0						
Stories				1. 100																										INCOME VALUE											
Units				0 100																										PREVIOUS YEAR MKT VALUE					254,936						
Occupancy		00		NONE 100																																					
Quality		04		Quality Level 04																																					
DOR CODE		0100		SINGLE FAMILY																																					
MAP NUM				MKT AREA																																					
NEIGHBORHOOD/LOC		4067.00																																							
AREA TYPE		TOTAL GROSS AREA		PCT OF BASE		TOT ADJ AREA		SUBAREA MARKET VALUE																																	
BAS		1,581		100		1,581		167,161																																	
FGR		361		55		199		21,041																																	
FOP		75		30		22		2,326																																	
FOP		144		30		43		4,546																																	
TOTALS		2,161				1,845		195,074																																	
EXTRA FEATURES																																									
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