

BRILL ROBERT J & JILLIAN
95434 BARBARAS PL
FERNANDINA BEACH, FL 32034

31-2N-28-0235-0011-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 1 of 1																				
ELEMENT		CD	CONSTRUCTION																		VALUATION SUMMARY																													
Exterior Wall		05	AVERAGE 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																		0220	01	2,052	115.3950	75.01	153,921	2014	2014		0	0	3.50	96.50	Tax Group: 4		Tax Dist:														
Roof Cover		03	COMP SHNGL 100																		2 MOD FRAME - 100% - 2010										Heated Area: 2052										HX Base Yr 2010									
Interior Wall		05	DRYWALL 100																		BAS 2014																				BUILDING MARKET VALUE		148,534							
Interior Floo		14	CARPET 70																																						TOTAL MARKET OB/XF VALUE		3,395							
Interior Floo		11	CLAY TILE 30																																						TOTAL MARKET VALUE - MARKET		75,000							
Air Condition		03	CENTRAL 100																																						TOTAL MARKET VALUE		226,929							
Heating Type		04	AIR DUCTED 100																																						SOH/AGL Deduction		115,379							
Bedrooms			4 100																		ASSESSED VALUE		111,550																											
Bathrooms			2.5 100																		TOTAL EXEMPTION VALUE		HX HB 50,000																											
Frame		02	WOOD FRAME 100																		BASE TAXABLE VALUE		61,550																											
Stories		0	0 100																		TOTAL JUST VALUE		226,929																											
Units		0	0 100																		NCON VALUE		0																											
Occupancy		00	NONE 100																		INCOME VALUE																													
																					PREVIOUS YEAR MKT VALUE		177,272																											
Quality		04	Quality Level 04																		PERMIT NUM		DESCRIPTION				AMT		ISSUED																					
DOR CODE		0100	SINGLE FAMILY																		B1428902		CO ISSUED				0		08/13/2014																					
MAP NUM			MKT AREA																		982470		MH MOVE-ON				0		11/01/1998																					
NEIGHBORHOOD/LOC		4007.00																																																
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																																														
BAS	2,052	100	2,052	148,534																																														
TOTALS		2,052	2,052		148,534															BLD DATE						LGL DATE		05/30/2023		MLU																				
EXTRA FEATURES		95434 BARBARAS PL, FERNANDINA BEACH																		XF DATE						LAND DATE																								
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES																																		
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	2014	2014	3	97	3,395																																			