

HESTER MACKENZIE/REDMON NICHOLAS KEVIN
95599 KAREN WALK
FERNANDINA BEACH, FL 32034

31-2N-28-1600-0029-0000

[illegible]

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BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 2 of 2		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		05		AVERAGE 100		6500		01		576		72.6000		25.41		14,636		2007		2007		0		0		20.00		80.00		VALUATION BY					STANDARD				
Roof Structur		02		SHED 100		2		GARAGE RES		- 0%		- 2023		Heated Area: 576		HX Base Yr														Tax Group: 4					Tax Dist:				
Roof Cover		12		MODULAR MT 100																										BUILDING MARKET VALUE					72,151				
Interior Wall		01		MINIMUM 100																										TOTAL MARKET OB/XF VALUE					2,962				
Interior Floo		03		CONC FINSH 100																										TOTAL LAND VALUE - MARKET					75,000				
Air Condition		01		NONE 100																										TOTAL MARKET VALUE					150,113				
Heating Type		01		NONE 100																										SOH/AGL Deduction					0				
Bedrooms				0 100																										ASSESSED VALUE					150,113				
Bathrooms				0 100																										TOTAL EXEMPTION VALUE					0				
Frame		02		WOOD FRAME 100																										BASE TAXABLE VALUE					150,113				
Stories		1.		1. 100																										TOTAL JUST VALUE					150,113				
Units				0 100																										NCON VALUE					0				
Occupancy		00		NONE 100																										INCOME VALUE									
																														PREVIOUS YEAR MKT VALUE					127,136				