

WOODALL DUANE D & CHERYL ANN
8030 FIRST COAST HWY #204
FERNANDINA BEACH, FL 32034

35-2N-28-0000-0001-1110

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 2									
ELEMENT		CD		TYPE		MDL		EFF. AREA		TOT ADJ PTS		EFF. BASE RATE		REPL. COST NEW		AYB		EYB		ECON		FNCT		NORM		% COND			
Exterior Wall		15		0900		01		2,086		114.2190		135.64		282,945		1962		2005		0		0		8.50		91.50			
Roof Structure		03		1		SNGL FAM		- 0%		- 0				Heated Area: 1965						HX Base Yr									
Roof Cover		12		MODULAR MT		100																							
Interior Wall		05		DRYWALL		100																							
Interior Floor		11		CLAY TILE		50																							
Interior Floor		12		HARDWOOD		50																							
Air Condition		03		CENTRAL		100																							
Heating Type		04		AIR DUCTED		100																							
Bedrooms				3		100																							
Bathrooms				3		100																							
Frame		03		MASONRY		100																							
Stories		1.		1.		100																							
Units		00		0		100																							
Occupancy		00		NONE		100																							
Quality		04		Quality Level		04																							
DOR CODE		0100		SINGLE FAMILY																									
MAP NUM				MKT AREA				04																					
NEIGHBORHOOD/LOC		4005.00																											
AREA TYPE		TOTAL GROSS AREA		PCT OF BASE		TOT ADJ AREA		SUBAREA MARKET VALUE																					
BAS		1,560		100		1,560		193,612																					
FOP		160		30		48		5,958																					
FOP		184		30		55		6,826																					
PTO		360		5		18		2,234																					
SFB		506		80		405		50,265																					
TOTALS		2,770				2,086		258,895																					
EXTRA FEATURES																													

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[illegible]