

LOT 46A
THE VILLAGE @ MARSH LAKES
PB 5/355

SINCLAIR ANGHARAD &/CARMICHAEL JAMES W &
90026 EAGLE COVE CT
FERNANDINA BEACH, FL 32034

2023

37-2N-28-227V-046A-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	PAGE 1 of 1										
Exterior Wall	31	HARDIE BRD 100	0320	01	2,657	105.6000	100.32	266,550	1994	1994	0	0	0	13.75	86.25	VALUATION BY									
Roof Structure	08	IRREGULAR 100	1 TOWNHOUSE - 50% - 2021													Heated Area: 2311									
Roof Cover	03	COMP SHNGL 100	29													12									
Interior Wall	05	DRYWALL 100	40													6									
Interior Floor	14	CARPET 80	11													5									
Interior Floor	08	SHT VINYL 20	28													7									
Air Condition	03	CENTRAL 100	21													5									
Heating Type	04	AIR DUCTED 100	3													8									
Bedrooms		3 100	4													3									
Bathrooms		2.5 100	15													3									
Frame	02	WOOD FRAME 100	12													3									
Stories	2.	2. 100	39													13									
Units	0	0 100	10													18									
Occupancy	00	NONE 100	9													14									
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