

SCOTT GEORGE M & LAURA L
96087 OTTER RUN DRIVE
FERNANDINA BEACH, FL 32034

40-2N-28-1590-0032-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																											
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1																											
ELEMENT	CD									TYP	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNC		NORM	% COND																									
Exterior Wall	31	HARDIE BRD 100								0900	01	1,886	103.8996	123.38	232,695	2002	2002	0	0	0	9.75	90.25	VALUATION BY																								
Roof Structur	03	GABLE/HIP 100								1 SNGL FAM - 100% - 2013										Heated Area: 1586										HX Base Yr 2013										STANDARD							
Roof Cover	05	COMP SHNGL 100																		Tax Group: 4										Tax Dist:																	
Interior Wall	03	DRYWALL 100																		BUILDING MARKET VALUE										210,007																	
Interior Floo	13	LVT/LAMNT 80																		TOTAL MARKET OB/XF VALUE										3,332																	
Interior Floo	08	SHT VINYL 20																		TOTAL LAND VALUE - MARKET										71,250																	
Air Condition	03	CENTRAL 100																		TOTAL MARKET VALUE										284,589																	
Heating Type	04	AIR DUCTED 100																		SOH/AGL Deduction										123,088																	
Bedrooms		3 100																		ASSESSED VALUE										161,501																	
Bathrooms		2 100																		TOTAL EXEMPTION VALUE										HX HB 50,000																	
Frame	02	WOOD FRAME 100																		BASE TAXABLE VALUE										111,501																	
Stories	1.	1. 100																		TOTAL JUST VALUE										284,589																	
Units		0 100								NCON VALUE										0																											
Occupancy	00	NONE 100								INCOME VALUE																																					
										PREVIOUS YEAR MKT VALUE										248,849																											