

LOTS 3 4 & 5
(EX R/W IN OR 672/1812)
FLORALA HOMES SUB PB 2/79

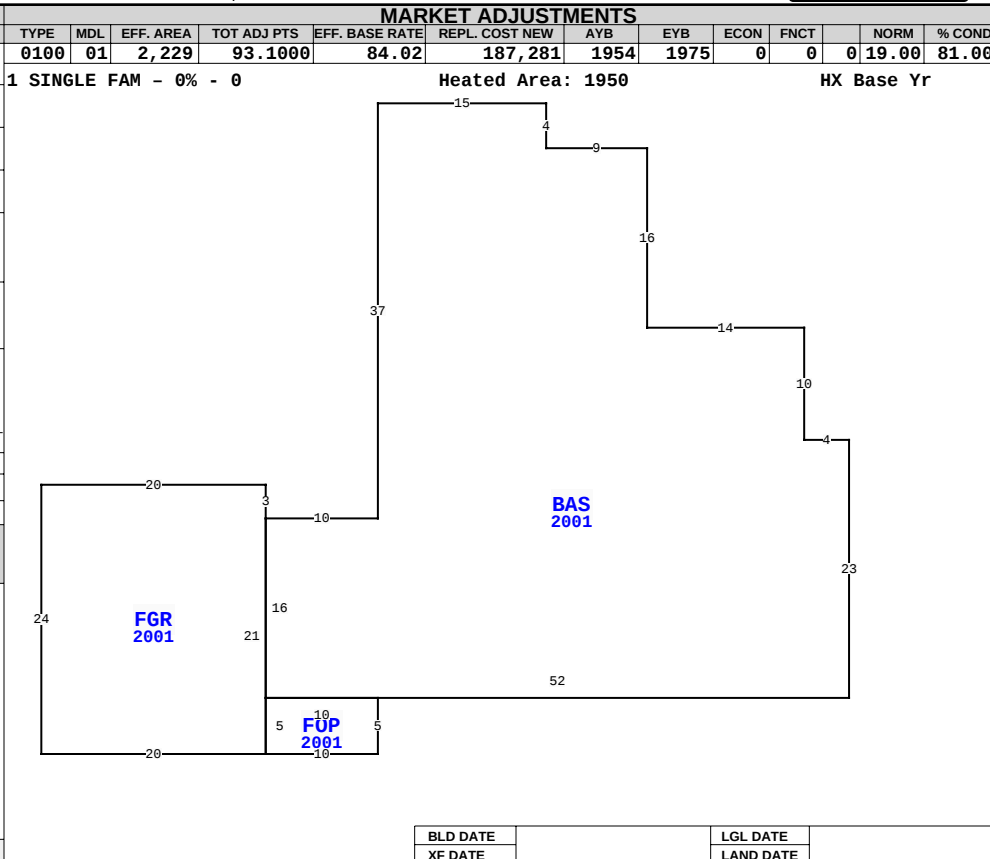
MERCER KIM MARIE/PAWLOWSKI SUSAN KAY
96173 DUVAL RD
FERNANDINA BEACH, FL 32034

2023

40-2N-28-5040-0003-0000



BUILDING CHARACTERISTICS				
ELEMENT	CD	CONSTRUCTION		
Exterior Wall	05	AVERAGE 100		
Roof Structure	03	GABLE/HIP 100		
Roof Cover	03	COMP SHNGL 100		
Interior Wall	05	DRYWALL 100		
Interior Floor	09	PINE WOOD 100		
Air Condition	03	CENTRAL 100		
Heating Type	04	AIR DUCTED 100		
Bedrooms		3 100		
Bathrooms		2 100		
Frame	02	WOOD FRAME 100		
Stories	1.	1. 100		
Units		0 100		
BUD8 Adjustme	04	DIST 01 100		
Occupancy	00	NONE 100		
Quality	02	Quality Level 02		
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	1,950	100	1,950	132,710
FGR	480	55	264	17,967
FOP	50	30	15	1,021
TOTALS	2,480		2,229	151,698



NASSAU COUNTY PROPERTY					PAGE 1 of 1		4
VALUATION SUMMARY							
VALUATION BY				STANDARD			
Tax Group: 4				Tax Dist:			
BUILDING MARKET VALUE				151,698			
TOTAL MARKET OB/XF VALUE				1,580			
TOTAL LAND VALUE - MARKET				121,500			
TOTAL MARKET VALUE				274,778			
SOH/AGL Deduction				55,411			
ASSESSED VALUE				219,367			
TOTAL EXEMPTION VALUE				0			
BASE TAXABLE VALUE				219,367			
TOTAL JUST VALUE				274,778			
NCON VALUE				0			
INCOME VALUE							
PREVIOUS YEAR MKT VALUE				248,221			