

CHANCEY MURPHY T & JIMI E
95482 GAMAY CT
FERNANDINA BEACH, FL 32034

41-2N-28-1140-0091-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1									
ELEMENT	CD	31	HARDIE BRD 100	03	GABLE/HIP 100	1	SINGLE FAM - 100% - 2022	Heated Area: 1816	HX Base Yr 2022	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION BY	STANDARD					
Exterior Wall	03	31	HARDIE BRD 100	03	GABLE/HIP 100	1	SINGLE FAM - 100% - 2022	Heated Area: 1816	HX Base Yr 2022	0100	01	2,266	115.7380	104.45	236,684	2020	2020	0	0	0	0.50	99.50	Tax Group: 4	Tax Dist:					
Roof Structur	03	31	HARDIE BRD 100	03	GABLE/HIP 100	1	SINGLE FAM - 100% - 2022	Heated Area: 1816	HX Base Yr 2022	0100	01	2,266	115.7380	104.45	236,684	2020	2020	0	0	0	0.50	99.50	BUILDING MARKET VALUE	235,501					
Roof Cover	03	31	HARDIE BRD 100	03	GABLE/HIP 100	1	SINGLE FAM - 100% - 2022	Heated Area: 1816	HX Base Yr 2022	0100	01	2,266	115.7380	104.45	236,684	2020	2020	0	0	0	0.50	99.50	TOTAL MARKET OB/XF VALUE	4,927					
Interior Wall	05	31	HARDIE BRD 100	03	GABLE/HIP 100	1	SINGLE FAM - 100% - 2022	Heated Area: 1816	HX Base Yr 2022	0100	01	2,266	115.7380	104.45	236,684	2020	2020	0	0	0	0.50	99.50	TOTAL LAND VALUE - MARKET	75,000					
Interior Floo	11	31	HARDIE BRD 100	03	GABLE/HIP 100	1	SINGLE FAM - 100% - 2022	Heated Area: 1816	HX Base Yr 2022	0100	01	2,266	115.7380	104.45	236,684	2020	2020	0	0	0	0.50	99.50	TOTAL MARKET VALUE	315,428					
Interior Floo	14	31	HARDIE BRD 100	03	GABLE/HIP 100	1	SINGLE FAM - 100% - 2022	Heated Area: 1816	HX Base Yr 2022	0100	01	2,266	115.7380	104.45	236,684	2020	2020	0	0	0	0.50	99.50	SOH/AGL Deduction	33,285					
Air Condition	03	31	HARDIE BRD 100	03	GABLE/HIP 100	1	SINGLE FAM - 100% - 2022	Heated Area: 1816	HX Base Yr 2022	0100	01	2,266	115.7380	104.45	236,684	2020	2020	0	0	0	0.50	99.50	ASSESSED VALUE	282,143					
Heating Type	04	31	HARDIE BRD 100	03	GABLE/HIP 100	1	SINGLE FAM - 100% - 2022	Heated Area: 1816	HX Base Yr 2022	0100	01	2,266	115.7380	104.45	236,684	2020	2020	0	0	0	0.50	99.50	TOTAL EXEMPTION VALUE	HX HB 50,000					
Bedrooms		31	HARDIE BRD 100	03	GABLE/HIP 100	1	SINGLE FAM - 100% - 2022	Heated Area: 1816	HX Base Yr 2022	0100	01	2,266	115.7380	104.45	236,684	2020	2020	0	0	0	0.50	99.50	BASE TAXABLE VALUE	232,143					
Bathrooms		31	HARDIE BRD 100	03	GABLE/HIP 100	1	SINGLE FAM - 100% - 2022	Heated Area: 1816	HX Base Yr 2022	0100	01	2,266	115.7380	104.45	236,684	2020	2020	0	0	0	0.50	99.50	TOTAL JUST VALUE	315,428					
Frame	02	31	HARDIE BRD 100	03	GABLE/HIP 100	1	SINGLE FAM - 100% - 2022	Heated Area: 1816	HX Base Yr 2022	0100	01	2,266	115.7380	104.45	236,684	2020	2020	0	0	0	0.50	99.50	NCON VALUE	0					
Stories	1.	31	HARDIE BRD 100	03	GABLE/HIP 100	1	SINGLE FAM - 100% - 2022	Heated Area: 1816	HX Base Yr 2022	0100	01	2,266	115.7380	104.45	236,684	2020	2020	0	0	0	0.50	99.50	INCOME VALUE						
Units	00	31	HARDIE BRD 100	03	GABLE/HIP 100	1	SINGLE FAM - 100% - 2022	Heated Area: 1816	HX Base Yr 2022	0100	01	2,266	115.7380	104.45	236,684	2020	2020	0	0	0	0.50	99.50	PREVIOUS YEAR MKT VALUE	273,925					
Occupancy	00	31	HARDIE BRD 100	03	GABLE/HIP 100	1	SINGLE FAM - 100% - 2022	Heated Area: 1816	HX Base Yr 2022	0100	01	2,266	115.7380	104.45	236,684	2020	2020	0	0	0	0.50	99.50							
		31	HARDIE BRD 100	03	GABLE/HIP 100	1	SINGLE FAM - 100% - 2022	Heated Area: 1816	HX Base Yr 2022	0100	01	2,266	115.7380	104.45	236,684	2020	2020	0	0	0	0.50	99.50							
		31	HARDIE BRD 100	03	GABLE/HIP 100	1	SINGLE FAM - 100% - 2022																						