

CREWS DEWAYNE & JENNIFER
85239 BERMUDA DR
FERNANDINA BEACH, FL 32034

42-3N-28-5080-0015-0040

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 1 of 2										4	
ELEMENT		CD		CONSTRUCTION		TYPE		MDL		EFF. AREA		TOT ADJ PTS		EFF. BASE RATE		REPL. COST NEW		AYB		EYB		ECON		FNCT		MA		NORM		% COND		VALUATION SUMMARY									
Exterior Wall		10		ABOVE AVG 100		6500		01		6,400		61.7500		21.61		138,304		2019		2020		0		0		30		2.00		68.00		VALUATION BY					STANDARD				
Roof Structur		03		GABLE/HIP 100		2		GARAGE RES - 0%		- 0						Heated Area: 6400																Tax Group: 4					Tax Dist:				
Roof Cover		12		MODULAR MT 100																												BUILDING MARKET VALUE					166,544				
Interior Wall		01		MINIMUM 100																												TOTAL MARKET OB/XF VALUE					11,217				
Interior Floo		03		CONC FINSH 100																												TOTAL LAND VALUE - MARKET					670,990				
Air Condition		99		N/A 100																												TOTAL MARKET VALUE					848,751				
Heating Type				N/A 100																												SOH/AGL Deduction					228,737				
Bedrooms				0 100																												ASSESSED VALUE					620,014				
Bathrooms				0 100																												TOTAL EXEMPTION VALUE					0				
Frame		02		WOOD FRAME 100																												BASE TAXABLE VALUE					620,014				
Stories		0		0 100																												TOTAL JUST VALUE					848,751				
Units				0 100																												NCON VALUE					171,687				
Occupancy		00		NONE 100																												INCOME VALUE									
																																PREVIOUS YEAR MKT VALUE					553,578				
Quality		03		Quality Level 03																																					
DOR CODE		0700		MISC RESIDENTIAL																																					
MAP NUM				MKT AREA																																	04				
NEIGHBORHOOD/LOC		4031.00																																							
AREA TYPE		TOTAL GROSS AREA		PCT OF BASE		TOT ADJ AREA		SUBAREA MARKET VALUE																																	
BAS		3,200		100		3,200		47,023																																	
BAS		1,600		100		1,600		23,512																																	
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