

FOX ERIN
95058 ARBOR LN
FERNANDINA BEACH, FL 32034

44-2N-28-0000-0027-0040

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 1 of 1	4								
ELEMENT		CD		CONSTRUCTION		TYPE		MDL		EFF. AREA		TOT ADJ PTS		EFF. BASE RATE		REPL. COST NEW		AYB		EYB		ECON		FNCT		NORM		% COND		VALUATION SUMMARY									
Exterior Wall		25		MOD METAL 100		6500		01		840		68.9700		24.14		20,278		2021		2021		0		0		1.00		99.00		VALUATION BY									
Roof Structur		03		GABLE/HIP 100		1		GARAGE RES - 0% - 0								Heated Area: 840														STANDARD									
Roof Cover		12		MODULAR MT 100																										Tax Group: 4									
Interior Wall		01		MINIMUM 100																										Tax Dist:									
Interior Floo		03		CONC FINSH 100																										BUILDING MARKET VALUE									
Air Condition		01		NONE 100																										TOTAL MARKET OB/XF VALUE									
Heating Type		01		NONE 100																										TOTAL LAND VALUE - MARKET									
Bedrooms				0 100																										TOTAL MARKET VALUE									
Bathrooms				0 100																										SOH/AGL Deduction									
Frame		05		STEEL 100																										ASSESSED VALUE									
Stories		00		0 100																										TOTAL EXEMPTION VALUE									
Units				0 100																										BASE TAXABLE VALUE									
Occupancy		00		NONE 100																										TOTAL JUST VALUE									
																														NCON VALUE									
																														INCOME VALUE									
																														PREVIOUS YEAR MKT VALUE									