

ANDERSON JON M
2744 OCEAN OAKS DR
FERNANDINA BEACH, FL 32034

44-2N-28-5210-0040-0000

[illegible]

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BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 2 of 3				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		26		AL SIDING 100		0820		02		672		100.2000		65.13		43,767		1970		1970		0		0		0 70.00		30.00		VALUATION BY					STANDARD						
Roof Structur		03		GABLE/HIP 100		2		M/H 93-		- 0%		- 0				Heated Area: 672				HX Base Yr										Tax Group: 4					Tax Dist:						
Roof Cover		01		MINIMUM 100																										BUILDING MARKET VALUE					41,151						
Interior Wall		05		DRYWALL 100																										TOTAL MARKET OB/XF VALUE					576						
Interior Floo		14		CARPET 80																										TOTAL LAND VALUE - MARKET					254,400						
Interior Floo		08		SHT VINYL 20																										TOTAL MARKET VALUE					296,127						
Air Condition		02		WINDOW 100																										SOH/AGL Deduction					124,956						
Heating Type		04		AIR DUCTED 100																										ASSESSED VALUE					171,171						
Bedrooms				2 100																										TOTAL EXEMPTION VALUE					0						
Bathrooms				2 100																										BASE TAXABLE VALUE					171,171						
Frame				N/A 100																										TOTAL JUST VALUE					296,127						
Stories		0		0 100																										NCON VALUE					0						
Units				0 100																										INCOME VALUE											
																														PREVIOUS YEAR MKT VALUE					200,307						
Quality		03		Quality Level 03																																					
DOR CODE		0200		MOBILE HOME																																					
MAP NUM				MKT AREA																																					
NEIGHBORHOOD/LOC		4006.00																																							
AREA TYPE		TOTAL GROSS AREA		PCT OF BASE		TOT ADJ AREA		SUBAREA MARKET VALUE																																	
BAS		672		100		672		13,130																																	
TOTALS		672		672		13,130																																			
EXTRA FEATURES																																									
L N		OB/XF CODE		DESCRIPTION		BLD CAP		L W		UNITS		UT		Adj R		ADJ UNIT PRICE		ORIG COND		YEAR ON		YEAR ACTUAL		Q		% COND		OB/XF MKT VALUE		NOTES											

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