

S&S TRUST/STEIN PHILIP A TRUSTEE
9621 CAUSWAY PL
FERNANDINA BEACH, FL 32034

45-2N-28-525A-0020-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																																																																																																			
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1																																																																																																			
ELEMENT	CD									TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND																																																																																																	
Exterior Wall	30	VINYL 100								0800	02	1,846	159.6400	111.75	206,290	2002	2007	0	0	38.00	62.00	VALUATION BY								STANDARD																																																																																									
Roof Structur	03	GABLE/HIP 100								1 M/H 94+ - 0% - 0										Heated Area: 1740										HX Base Yr										Tax Group: 4								Tax Dist:																																																																							
Roof Cover	12	MODULAR MT 100																																						BUILDING MARKET VALUE								127,900																																																																							
Interior Wall	05	DRYWALL 100																																						TOTAL MARKET OB/XF VALUE								16,327																																																																							
Interior Floo	14	CARPET 70																																						TOTAL LAND VALUE - MARKET								50,000																																																																							
Interior Floo	08	SHT VINYL 30																																						TOTAL MARKET VALUE								194,227																																																																							
Air Condition	03	CENTRAL 100																																						SOH/AGL Deduction								51,699																																																																							
Heating Type	04	AIR DUCTED 100																																						ASSESSED VALUE								142,528																																																																							
Bedrooms		3 100																																						TOTAL EXEMPTION VALUE								0																																																																							
Bathrooms		2 100																																						BASE TAXABLE VALUE								142,528																																																																							
Frame	02	WOOD FRAME 100																																						TOTAL JUST VALUE								194,227																																																																							
Stories	1.	1. 100																																						NCON VALUE								0																																																																							
Units		0 100																																						INCOME VALUE																																																																															
BUD8 Adjustme	04	DIST 01 100																																						PREVIOUS YEAR MKT VALUE								129,571																																																																							