

DURBANO NICHOLAS & JACQUELINE S
940749 OLD NASSAUVILLE ROAD
FERNANDINA BEACH, FL 32034

45-2N-28-550B-0003-0390

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																					
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		1,428		59.8000		20.93		29,888		2020		2020		0		0		0		2.00		98.00		VALUATION BY					STANDARD				
Roof Structur		10		STEEL FRME 100		2		GARAGE RES - 0% - 0								Heated Area: 1428																Tax Group: 4					Tax Dist:				
Roof Cover		12		MODULAR MT 100																												BUILDING MARKET VALUE					29,290				
Interior Wall		07		NONE 100																												TOTAL MARKET OB/XF VALUE					20,622				
Interior Floo		03		CONC FINSH 100																												TOTAL LAND VALUE - MARKET					85,000				
Air Condition		01		NONE 100																												TOTAL MARKET VALUE					134,912				
Heating Type		01		NONE 100																												SOH/AGL Deduction					29,803				
Bedrooms				0 100																												ASSESSED VALUE					105,109				
Bathrooms				0 100																												TOTAL EXEMPTION VALUE					0				
Frame		05		STEEL 100																												BASE TAXABLE VALUE					105,109				
Stories		1.		1. 100																												TOTAL JUST VALUE					134,912				
Units				0 100																												NCON VALUE					10,200				
Occupancy		00		NONE 100																												INCOME VALUE									
																																PREVIOUS YEAR MKT VALUE					86,205				