

TMJS MCELWAIN TRUST/MCELWAIN TIMOTHY TRUSTEE
96311 PALM BLUFF DR
FERNANDINA BEACH, FL 32034

46-3N-28-0000-0002-0170

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		1605		WD FR STUC 70 AVERAGE 30		0900		01		4,066		73.3392		87.09		354,108		1995		1995		0		0		0		13.43		86.57		VALUATION BY					STANDARD												
Roof Structure		03		GABLE/HIP 100		1		SNGL FAM - 100% - 2014								Heated Area: 3500																Tax Group: 4					Tax Dist:												
Roof Cover		03		COMP SHNGL 100																												BUILDING MARKET VALUE					306,551												
Interior Wall		05		DRYWALL 100																												TOTAL MARKET OB/XF VALUE					40,811												
Interior Floor		12		HARDWOOD 50																												TOTAL LAND VALUE - MARKET					651,440												
Interior Floor		14		CARPET 50																												TOTAL MARKET VALUE					998,802												
Air Condition		03		CENTRAL 100																												SOH/AGL Deduction					513,695												
Heating Type		04		AIR DUCTED 100																												ASSESSED VALUE					485,107												
Bedrooms		4		100																												TOTAL EXEMPTION VALUE					HX HB 50,000												
Bathrooms		5.5		100																												BASE TAXABLE VALUE					435,107												
Frame		02		WOOD FRAME 100																												TOTAL JUST VALUE					998,802												
Stories		2.		100																												NCON VALUE					0												
Units		0		100																												INCOME VALUE																	
BUD4 Adjustme		04		. 100																												PREVIOUS YEAR MKT VALUE					1,027,513												
Occupancy		00		NONE 100																																													
Quality		01		Quality Level 01																																													
DOR CODE		0100		SINGLE FAMILY																																													
MAP NUM				MKT AREA																																	04												
NEIGHBORHOOD/LOC		4020		00																																													
AREA TYPE		TOTAL GROSS AREA		PCT OF BASE		TOT ADJ AREA		SUBAREA MARKET VALUE																																									
BAS		2,571		100		2,571		193,837																																									
FGR		802		55		441		33,249																																									
FOP		417		30		125		9,424																																									
FUS		929		100		929		70,041																																									
TOTALS		4,719		4,066		306,551																																											
EXTRA FEATURES																																																	
96311 PALM BLUFF DR, FERNANDINA BEACH																																																	
BLD DATE																																																	
XF DATE																																																	
INC DATE																																																	
LGL DATE																																																	
LAND DATE																																																	
AG DATE																																																	
OB/XF MKT VALUE																																																	
NOTES																																																	
BAS=[YR=1995] 2571 \$ FGR=[YR=1995] 802 \$ FOP=[YR=1995] 417 \$ FUS=[YR=1995] 929 \$																																																	
BUILDING DIMENSIONS																																																	
BAS=[YR=1995] 2571 \$ FGR=[YR=1995] 802 \$ FOP=[YR=1995] 417 \$ FUS=[YR=1995] 929 \$																																																	
GRANTOR: MCELWAIN TIM & JUDY																																																	
GRANTEE: TMJS MCELWAIN TRUST																																																	
1823/0260		10/30/2012		WD		Q		I		02																											400,000												
GRANTOR: COMPASS BANK																																																	
GRANTEE: MCELWAIN TIM & JUDY																																																	
BUILDING NOTES																																																	
BUILDING DIMENSIONS																																																	
BAS=[YR=1995] 2571 \$ FGR=[YR=1995] 802 \$ FOP=[YR=1995] 417 \$ FUS=[YR=1995] 929 \$																																																	
TOTAL OB/XF																																					37,403												
LAND DESCRIPTION																																																	
L N		USE CODE		CLS		LAND USE DESCRIPTION		CAP		R D		LOC ZONE		FRONT		DEPTH		TOT LND UTS		UNIT TYPE		D T		DPHT FACT		% COND		TOT ADJ		UNIT PRICE		ADJ UNIT PRICE		LAND VALUE		OTHER ADJUSTMENTS AND NOTES		YEAR		DENSITY		DECL		FRZ		YR		CONSRV	
1		000130		C		SFR WATER		100		0003		RS-1		0.00		0.00		4.79		AC				1.00		1.00		0.85		160,000.00		136,000.00		651,440															

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