

THOMPSON PEGGY KINNE L/E/
96065 NORTSHORE DR
FERNANDINA BEACH, FL 32034

46-3N-28-5340-0027-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY														
CONSTRUCTION																				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	VALUATION SUMMARY																	
Exterior Wall		31	HARDIE BRD 80		0900	01	1,934	106.8200	245,328	1992	1992	0	0	0	14.80	85.20	VALUATION BY					STANDARD												
Exterior Wall		16	WD FR STUC 20		1 SNGL FAM - 100% - 1999										Heated Area: 1696										HX Base Yr 1999									
Roof Structur		03	GABLE/HIP 100																						Tax Group: 4					Tax Dist:				
Roof Cover		03	COMP SHNGL 100																						BUILDING MARKET VALUE					209,019				
Interior Wall		05	DRYWALL 100																						TOTAL MARKET OB/XF VALUE					12,273				
Interior Floo		14	CARPET 100																						TOTAL LAND VALUE - MARKET					80,000				
Air Condition		03	CENTRAL 100																						TOTAL MARKET VALUE					301,292				
Heating Type		04	AIR DUCTED 100																						SOH/AGL Deduction					159,252				
Bedrooms			3 100																						ASSESSED VALUE					142,040				
Bathrooms			2 100																						TOTAL EXEMPTION VALUE					HX HB WX 55,000				
Frame		02	WOOD FRAME 100																						BASE TAXABLE VALUE					87,040				
Stories		1.	1. 100																						TOTAL JUST VALUE					301,292				
Units		00	0 100																						NCON VALUE					0				
Occupancy		00	NONE 100																						INCOME VALUE									
																									PREVIOUS YEAR MKT VALUE					271,976				
Quality		03	Quality Level 03																															
DOR CODE		0100	SINGLE FAMILY																															
MAP NUM			MKT AREA																						04									
NEIGHBORHOOD/LOC		4021.00																																
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																														
BAS	1,696	100	1,696	183,298																														
FGR	400	55	220	23,777																														
FOP	60	30	18	1,945																														
TOTALS		2,156	1,934	209,019																														
EXTRA FEATURES					96065 NORTH SHORE DR, FERNANDINA BEACH										BLD DATE										LGL DATE									
															XF DATE										LAND DATE									
															INC DATE										AG DATE									
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																		
1	0811	CONCRETE B	0 100	0	0	789.00	SF	5.20	5.20	100	1992	1992	3	66	2,708																			
2	0845	KOOL DECK	0 100	0	0	656.00	SF	7.25	7.25	100	1992	1992	3	66	3,139																			
3	0861	POOL GUNIT	0 100	27	14	378.00	SF	85.00	85.00	100	1992	1992	3	20	6,426																			
LAND DESCRIPTION										TOTAL OB/XF										12,273														
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	000100	C	SFR	100		RS-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	80,000.00	80,000.00	80,000																	
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