

MACKINSON DAVID H & STEPHANIE
95443 LEO DRIVE
FERNANDINA BEACH, FL 32034

51-3N-27-4881-0053-0000

[illegible]

MACKINSON DAVID H & STEPHANIE
95443 LEO DRIVE
FERNANDINA BEACH, FL 32034

51-3N-27-4881-0053-0000

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		576		60.5000		21.18		12,200		2018		2018		0		0		0		4.00		96.00		VALUATION BY		STANDARD	
Roof Structur		10		STEEL FRME 100		2		GARAGE RES - 0% - 0																						Tax Group: 4		Tax Dist:			
Roof Cover		12		MODULAR MT 100																										BUILDING MARKET VALUE		75,352			
Interior Wall		07		NONE 100																										TOTAL MARKET OB/XF VALUE		1,887			
Interior Floo		03		CONC FINSH 100																										TOTAL LAND VALUE - MARKET		88,000			
Air Condition		01		NONE 100																										TOTAL MARKET VALUE		157,239			
Heating Type		01		NONE 100																										SOH/AGL Deduction		16,272			
Bedrooms				0 100																										ASSESSED VALUE		140,967			
Bathrooms				0 100																										TOTAL EXEMPTION VALUE		0			
Frame		05		STEEL 100																										BASE TAXABLE VALUE		140,967			
Stories		1.		1. 100																										TOTAL JUST VALUE		157,239			
Units				0 100																										NCON VALUE		11,712			
Occupancy		00		NONE 100																										INCOME VALUE					
																														PREVIOUS YEAR MKT VALUE		124,772			