

SAPP MICHELLE WENDY
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FERNANDINA BEACH, FL 32035-6117

00-00-30-0050-000D-0090

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		05		AVERAGE 90		0900	01	1,092	120.7340	150.92	164,805	1974	1985	0	0	0	17.77	82.23	VALUATION BY					STANDARD							
Roof Structure		03		GABLE/HIP 100		1 SNGL FAM - 0% - 0														Heated Area: 1092					HX Base Yr						
Roof Cover		03		COMP SHNGL 100		26 42 BAS 1993 42 26														BUILDING MARKET VALUE					135,519						
Interior Wall		05		DRYWALL 100																TOTAL MARKET OB/XF VALUE					4,856						
Interior Floor		14		CARPET 80																TOTAL LAND VALUE - MARKET					120,000						
Interior Floor		11		CLAY TILE 20																TOTAL MARKET VALUE					260,375						
Air Condition		03		CENTRAL 100																SOH/AGL Deduction					44,754						
Heating Type		04		AIR DUCTED 100																ASSESSED VALUE					215,621						
Bedrooms				3 100																TOTAL EXEMPTION VALUE					0						
Bathrooms				2 100																BASE TAXABLE VALUE					215,621						
Frame		02		WOOD FRAME 100																TOTAL JUST VALUE					260,375						
Stories		0		0 100																NCON VALUE					0						
Units		0		0 100		INCOME VALUE																									
BUD8 Adjustme		05		DIST 1A 100		PREVIOUS YEAR MKT VALUE					234,103																				
Occupancy		00		NONE 100																											
Quality		03		Quality Level 03																											
DOR CODE		0100		SINGLE FAMILY																											
MAP NUM				MKT AREA		02																									
NEIGHBORHOOD/LOC		2029.00																													
AREA TYPE		TOTAL GROSS AREA		PCT OF BASE		TOTAL ADJ AREA		SUBAREA MARKET VALUE																							
BAS		1,092		100		1,092		135,519																							
TOTALS		1,092				1,092		135,519																							
EXTRA FEATURES										2849 BOB WHITE LN, FERNANDINA BEACH																					
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 0		0 0		884.00		SF		5.20		5.20		100		2000		2000		3		79		3,631			
2		0810		CONCRETE A		0 0		0 0		48.00		SF		6.50		6.50		100		1974		1974		3		25		78			
3		0810		CONCRETE A		0 0		12 26		312.00		SF		6.50		6.50		100		1974		1974		3		25		507			
4		1242		WD DECK A		0 0		20 16		320.00		SF		10.00		10.00		100		2000		2000		3		20		640			