

THOMPSON KATHERINE J
5008 KAREN ST
FERNANDINA BEACH, FL 32034

00-00-30-0140-0017-0000

[illegible]

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY														
CONSTRUCTION										VALUATION SUMMARY										PAGE 2 of 2														
ELEMENT		CD	TYPE		MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION BY					STANDARD													
Exterior Wall		05	AVERAGE 100		0100	01	514	114.4000	108.68	55,862	1989	1994	0	0	0	14.25	85.75	Tax Group: 8					Tax Dist:											
Roof Structur		03	GABLE/HIP 100		2 SINGLE FAM - 0% - 0										Heated Area: 480					HX Base Yr					BUILDING MARKET VALUE					228,941				
Roof Cover		03	COMP SHNGL 100																						TOTAL MARKET OB/XF VALUE					11,464				
Interior Wall		05	DRYWALL 100																						TOTAL LAND VALUE - MARKET					400,000				
Interior Floo		08	SHT VINYL 100																						TOTAL MARKET VALUE					640,405				
Air Condition		02	WINDOW 100																						SOH/AGL Deduction					417,506				
Heating Type		03	FORCED AIR 100																						ASSESSED VALUE					222,899				
Bedrooms		1	100																						TOTAL EXEMPTION VALUE					HX HB		50,000		
Bathrooms		02	WOOD FRAME 100																						BASE TAXABLE VALUE					172,899				
Frame		1.	1. 100																						TOTAL JUST VALUE					640,405				
Stories		00	0 100																						NCON VALUE					0				
Units		00	NONE 100																						INCOME VALUE									
Occupancy																									PREVIOUS YEAR MKT VALUE					630,917				