

NUTTALL MARY A REVOCABLE TRUST/NUTTALL MARY A TRUS
96135 MONTEGO BAY
FERNANDINA BEACH, FL 32034

00-00-30-0315-0046-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 1 of 1										8	
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		16		WD FR STUC 70		0900		01		1,943		114.7580		143.45		278,723		2005		2005		0		0		0		11.10		88.90		VALUATION BY					STANDARD				
Exterior Wall		19		COMMON BRK 30		1		SNGL FAM - 100% - 2006								Heated Area: 1652																Tax Group: 8					Tax Dist:				
Roof Structur		03		GABLE/HIP 100																												BUILDING MARKET VALUE					247,785				
Roof Cover		03		COMP SHNGL 100																												TOTAL MARKET OB/XF VALUE					3,050				
Interior Wall		05		DRYWALL 100																												TOTAL LAND VALUE - MARKET					200,000				
Interior Floo		14		CARPET 70																												TOTAL MARKET VALUE					450,835				
Interior Floo		11		CLAY TILE 30																												SOH/AGL Deduction					246,480				
Air Condition		03		CENTRAL 100																												ASSESSED VALUE					204,355				
Heating Type		04		AIR DUCTED 100																												TOTAL EXEMPTION VALUE					HX HB				
Bedrooms				3 100																												BASE TAXABLE VALUE					154,355				
Bathrooms				2 100																												TOTAL JUST VALUE					450,835				
Frame		02		WOOD FRAME 100																												NCON VALUE					0				
Stories		1.		1. 100																												INCOME VALUE									
Units		00		NONE 100																												PREVIOUS YEAR MKT VALUE					384,994				
Occupancy																																									
Quality		03		Quality Level 03																																					
DOR CODE		0100		SINGLE FAMILY																																					
MAP NUM				MKT AREA																																	02				
NEIGHBORHOOD/LOC				2027.00																																					
AREA TYPE		TOTAL GROSS AREA		PCT OF BASE		TOT ADJ AREA		SUBAREA MARKET VALUE																																	
BAS		1,652		100		1,652		210,674																																	
FGR		394		55		217		27,674																																	
FOP		45		30		14		1,785																																	
FSP		150		40		60		7,652																																	
TOTALS		2,241				1,943		247,785																																	
EXTRA FEATURES																																									
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		622.00		SF		5.20		5.20		100		2005		2005		3		86		2,782													
2		0810		CONCRETE A		0 100		12 4		48.00		SF		6.50		6.50		100		2005		2005		3		86		268													