

DEMERTSIDIS GUS & MONICA A
1640 OCEAN FOREST DRIVE
FERNANDINA BEACH, FL 32034-5624

00-00-30-046F-0025-0000

BUILDING CHARACTERISTICS CONSTRUCTION										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
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	16	WD FR STUC 100	0900	01	2,495	116.2224	145.28	362,474	2007	2007	0	0	0	8.00	92.00	VALUATION BY STANDARD													
Roof Structure	03	GABLE/HIP 100	1 SNGL FAM - 100% - 2008													Heated Area: 2163 HX Base Yr 2008													
Roof Cover	05	COMP SHNGL 100														Tax Group: 8 Tax Dist:													
Interior Wall	03	DRYWALL 100														BUILDING MARKET VALUE 333,476													
Interior Floor	13	LVT/LAMNT 70														TOTAL MARKET OB/XF VALUE 24,008													
Interior Floor	11	CLAY TILE 30														TOTAL LAND VALUE - MARKET 350,000													
Air Condition	03	CENTRAL 100														TOTAL MARKET VALUE 707,484													
Heating Type	04	AIR DUCTED 100														SOH/AGL Deduction 349,623													
Bedrooms		4 100														ASSESSED VALUE 357,861													
Bathrooms		3 100														TOTAL EXEMPTION VALUE HX HB 50,000													
Frame	02	WOOD FRAME 100														BASE TAXABLE VALUE 307,861													
Stories	1.	1. 100														TOTAL JUST VALUE 707,484													
Units	0	0 100	NCON VALUE 0																										
Occupancy	00	NONE 100	INCOME VALUE																										
			PREVIOUS YEAR MKT VALUE 594,119																										