

**BLINSON CYNTHIA H L/E/
1365 HARRISON POINT TRAIL
FERNANDINA BEACH, FL 32034**

00-00-30-0518-0061-0000

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		16		WD FR STUC 100		0500		01		2,708		122.1024		183.15		495,970		1995		1995		0		0		14.00		86.00		VALUATION BY									
Roof Structur		03		GABLE/HIP 100		1		SFR CUST - 100% - 1996																						STANDARD									
Roof Cover		03		COMP SHNGL 100																										Tax Group: 8									
Interior Wall		05		DRYWALL 80																										Tax Dist:									
Interior Wall		08		DECORATIVE 20																										BUILDING MARKET VALUE									
Interior Floo		14		CARPET 80																										TOTAL MARKET OB/XF VALUE									
Interior Floo		11		CLAY TILE 20																										TOTAL LAND VALUE - MARKET									
Air Condition		03		CENTRAL 100																										TOTAL MARKET VALUE									
Heating Type		04		AIR DUCTED 100																										SOH/AGL Deduction									
Bedrooms		4		100																										ASSESSED VALUE									
Bathrooms		2		100																										TOTAL EXEMPTION VALUE									
Frame		02		WOOD FRAME 100																										BASE TAXABLE VALUE									
Stories		1.		1. 100																										TOTAL JUST VALUE									
Units		0		100																										NCON VALUE									
Occupancy		00		NONE 100																										INCOME VALUE									
Quality		06		Quality Level 06																										PREVIOUS YEAR MKT VALUE									
DOR CODE		0100		SINGLE FAMILY																																			
MAP NUM				MKT AREA																																			
NEIGHBORHOOD/LOC				3036.00																																			
AREA TYPE		TOTAL GROSS AREA		PCT OF BASE		TOT ADJ AREA		SUBAREA MARKET VALUE																															
BAS		2,183		100		2,183		343,842																															
FGR		600		55		330		51,978																															
FOP		50		30		15		2,362																															
FOP		70		30		21		3,308																															
FSP		378		40		151		23,784																															
PTO		164		5		8		1,260																															
TOTALS		3,445				2,708		426,534																															
EXTRA FEATURES																																							
L N		OB/XF CODE																																					