

RICHARDS FAMILY JOINT TRUST/RICHARDS MARILYN L TRU
85215 CHAMPLAIN DR
FERNANDINA BEACH, FL 32034

00-00-30-0605-0305-0000

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		0320		01		1,612		131.6106		125.03		201,548		1979		2020		0		0		1.50		98.50		VALUATION BY					STANDARD				
Roof Structur		03		GABLE/HIP 100		1		TOWNHOUSE - 0% - 2024								Heated Area: 1506														Tax Group: 8					Tax Dist:				
Roof Cover		03		COMP SHNGL 100																										BUILDING MARKET VALUE					198,525				
Interior Wall		05		DRYWALL 100																										TOTAL MARKET OB/XF VALUE					1,092				
Interior Floo		13		LVT/LAMNT 70																										TOTAL LAND VALUE - MARKET					675,000				
Interior Floo		11		CLAY TILE 30																										TOTAL MARKET VALUE					874,617				
Air Condition		03		CENTRAL 100																										SOH/AGL Deduction					0				
Heating Type		04		AIR DUCTED 100																										ASSESSED VALUE					874,617				
Bedrooms				3 100																										TOTAL EXEMPTION VALUE					0				
Bathrooms				3 100																										BASE TAXABLE VALUE					874,617				
Frame		02		WOOD FRAME 100																										TOTAL JUST VALUE					874,617				
Stories		3.		3. 100																										NCON VALUE					0				
Units		0		100																										INCOME VALUE									
BUD8 Adjustme		05		DIST 1A 100																										PREVIOUS YEAR MKT VALUE					700,683				
Occupancy		00		NONE 100																																			
Quality		05		Quality Level 05																																			
DOR CODE		0100		SINGLE FAMILY																																			
MAP NUM				MKT AREA																																			
NEIGHBORHOOD/LOC		3003.00																																					
AREA TYPE		TOTAL GROSS AREA		PCT OF BASE		TOT ADJ AREA		SUBAREA MARKET VALUE																															
BAL		112		15		17		2,094																															
BAS		576		100		576		70,937																															
FBM		48		80		38		4,680																															
FCP		240		25		60		7,389																															
FOP		64		30		19		2,340																															
FUS		288		100		288		35,469																															
FUS		604		100		604		74,385																															
UBM		48		20		10		1,231																															
TOTALS		1,980				1,612		198,525																															
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		0810		CONCRETE A		0 0		0 0		360.00 SF		6.50				6.50		100		1980		1980		3		32.5		761											
2		1241		WD DECK G		0 0		16 9		144.00 UT		11.50				11.50		100		1979		1979		3		20		331											