

WALDEN VIDA L/E/SHELTON JERRY CLARE L/E ET AL
PO BOX 17108
FERNANDINA BEACH, FL 32035

00-00-30-0609-0007-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 1 of 1									
ELEMENT		CD		CONSTRUCTION		TYPE		MDL		EFF. AREA		TOT ADJ PTS		EFF. BASE RATE		REPL. COST NEW		AYB		EYB		ECON		FNCT		NORM		% COND											
Exterior Wall		16		WD FR STUC 100		0500		01		2,640		118.7424		178.11		470,210		2004		2004		0		0		0		9.50		90.50									
Roof Structur		03		GABLE/HIP 100		1		SFR CUST - 100% - 2022								Heated Area: 2130												HX Base Yr 2022											
Roof Cover		03		COMP SHNGL 100																																			
Interior Wall		05		DRYWALL 100																																			
Interior Floo		11		CLAY TILE 60																																			
Interior Floo		14		CARPET 40																																			
Air Condition		03		CENTRAL 100																																			
Heating Type		04		AIR DUCTED 100																																			
Bedrooms				2 100																																			
Bathrooms				3 100																																			
Frame		02		WOOD FRAME 100																																			
Stories		1.		1. 100																																			
Units				0 100																																			
Occupancy		00		NONE 100																																			
Quality		04		Quality Level 04																																			
DOR CODE		0100		SINGLE FAMILY																																			
MAP NUM				MKT AREA																																			
NEIGHBORHOOD/LOC				3032.00																																			
AREA TYPE		TOTAL GROSS AREA		PCT OF BASE		TOT ADJ AREA		SUBAREA MARKET VALUE																															
BAS		2,130		100		2,130		343,333																															
FEP		264		80		211		34,011																															
FGR		500		55		275		44,327																															
FOP		62		30		19		3,063																															
PTO		16		5		1		161																															
PTO		79		5		4		644																															
TOTALS		3,051				2,640		425,540																															
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		0500		FP-PRE FAB		0 100		0 0		1.00		UT		3,500.00		3,500.00		100		2004		2004		3		88		3,080											
2		0811		CONCRETE B		0 100		0 0		554.00		SF		5.20		5.20		100		2004		2004		3		84		2,420											
3		0810		CONCRETE A		0 100		0 0		179.00		SF		6.50		6.50		100		2004		2004		3		84		977											
4		0855		CONC PAVER		0 100		0 0		504.00		SF		10.00		10.00		100		2004		2004		3		84		4,234											
5		1126		CB/STC 8"		0 100		0 0		40.00		SF		8.00		8.00		100		2004		2004		3		84		269											