

PT OF LOTS 64 65 & 66
IN OR 2660/1045
ESMT OR 1438/157

SPENCE STEPHANIE
P O BOX 16453
FERNANDINA BEACH, FL 32035

2024

00-00-30-0740-0064-0020



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	3,761	98.1000	147.15	553,431	1996	2006	0	0	0	8.50	91.50	VALUATION BY														
Roof Structur	03	GABLE/HIP 100								1 SFR CUST - 100% - 1997										Heated Area: 3136										HX Base Yr 1997							
Roof Cover	03	COMP SHNGL 100																		Tax Group: 8										Tax Dist:							
Interior Wall	05	DRYWALL 100																		BUILDING MARKET VALUE								506,389									
Interior Floo	14	CARPET 60																		TOTAL MARKET OB/XF VALUE								50,059									
Interior Floo	12	HARDWOOD 40																		TOTAL LAND VALUE - MARKET								781,200									
Air Condition	03	CENTRAL 100																		TOTAL MARKET VALUE								1,337,648									
Heating Type	04	AIR DUCTED 100								SOH/AGL Deduction								929,089																			
Bedrooms		3 100								ASSESSED VALUE								408,559																			
Bathrooms		3 100								TOTAL EXEMPTION VALUE								HX HB 50,000																			
Frame	02	WOOD FRAME 100								BASE TAXABLE VALUE								358,559																			
Stories	1.	1. 100								TOTAL JUST VALUE								1,337,648																			
Units		0 100								NCON VALUE								0																			
Occupancy	00	NONE 100								INCOME VALUE																											
										PREVIOUS YEAR MKT VALUE								1,186,292																			