

POWELL DAVID L & JULIE C
625 GAINES ROAD
FERNANDINA BEACH, FL 32034

00-00-30-0740-0078-0080

[illegible]

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BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
CONSTRUCTION										VALUATION SUMMARY										PAGE 2 of 2									
ELEMENT	CD	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	STANDARD															
Exterior Wall	10	0100	01	632	125.5100	119.23	75,353	2016	2016	0	0	0	3.00	97.00															
Roof Structur	03	2 SINGLE FAM - 100% - 2007													Heated Area: 592														
Roof Cover	03	5 FOP 2016													5 SFB 2016														
Roof Cover	12	5 BAS 2016													5 STP 2016														
Interior Wall	05	17													26														
Interior Floo	08	26													21														
Air Condition	03	20													13														
Heating Type	04	5													4														
Bedrooms		1 100													1.5 100														
Bathrooms		0 100													WOOD FRAME 100														
Frame	02	1. 1. 100													0 100														
Stories	1.	0 100													NONE 100														
Units	00																												
Occupancy	00																												
Quality		03 Quality Level 03																											
DOR CODE		0100 SINGLE FAMILY																											
MAP NUM														MKT AREA		02													
NEIGHBORHOOD/LOC		2021.00																											
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																									
BAS	572	100	572	66,154																									
FOP	25	30	8	925																									
FOP	100	30	30	3,470																									
SFB	25	80	20	2,313																									
STP	24	10	2	231																									
TOTALS		746		632		73,092																							
EXTRA FEATURES										625 GAINES LN, FERNANDINA BEACH																			
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													