

**TAVANIS AUDREY L/E/
1417 SADLER RD #217
FERNANDINA BEACH, FL 32034**



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		19		COMMON BRK 100		0100		01		2,878		117.5000		111.62		321,242		1956		1970		0		0		36.50		63.50		VALUATION BY		STANDARD	
Roof Structur		03		GABLE/HIP 100		1		SINGLE FAM - 100% - 2007								Heated Area: 2566										HX Base Yr 2007		Tax Group: 8		Tax Dist:			
Roof Cover		04		BUILT-UP 100																								BUILDING MARKET VALUE		203,989			
Interior Wall		05		DRYWALL 100																								TOTAL MARKET OB/XF VALUE		9,737			
Interior Floo		12		HARDWOOD 100																								TOTAL LAND VALUE - MARKET		231,400			
Air Condition		03		CENTRAL 100																								TOTAL MARKET VALUE		445,126			
Heating Type		04		AIR DUCTED 100																								SOH/AGL Deduction		223,111			
Bedrooms				3 100																								ASSESSED VALUE		222,015			
Bathrooms				2 100																								TOTAL EXEMPTION VALUE		HX HB 50,000			
Frame		03		MASONRY 100																								BASE TAXABLE VALUE		172,015			
Stories		1.		1. 100																								TOTAL JUST VALUE		445,126			
Units				0 100																								NCON VALUE		0			
BUD8 Adjustme		05		DIST 1A 100																								INCOME VALUE					
Occupancy		00		NONE 100																								PREVIOUS YEAR MKT VALUE		418,848			
Quality		03		Quality Level 03																													
DOR CODE		0100		SINGLE FAMILY																													
MAP NUM				MKT AREA																													
NEIGHBORHOOD/LOC				2019.00																													
AREA TYPE		TOTAL GROSS AREA		PCT OF BASE		TOT ADJ AREA		SUBAREA MARKET VALUE																									
BAS		2,566		100		2,566		181,875																									
FGR		420		55		231		16,373																									
FOP		15		30		4		283																									
FSP		192		40		77		5,458																									
TOTALS		3,193				2,878		203,989																									
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		0510		GARAGE WD-		0 100		0 0		400.00		SF		35.00		35.00		100		1980		1980		3		20		2,800					
2		0940		SHEDS/PORT		0 100		0 0		25.00		SF		30.00		30.00		100		1980		1980		3		20		150					
3		0500		FP-PRE FAB		0 100		0 0		1.00		UT		3,500.00		3,500.00		100		1956		1956		3		20		700					
4		0810		CONCRETE A		0 100		0 0		982.00		SF		6.50		6.50		100		1970		1970		3		21		1,340					
5		1242		WD DECK A		0 100		21 19		399.00		SF		10.00		10.00		100		1991		1991		3		20		798					
6		0845		KOOL DECK		0 100		0 0		597.00		SF		7.25		7.25		100		1982		1982		3		38		1,645					
7		0940		SHEDS/PORT		0 100		12 20		240.00		SF		30.00		30.00		100		1998		1998		3		20		1,440					
8		0940		SHEDS/PORT		0 100		12 12		144.00		SF		30.00		30.00		100		1998		1998		3		20		864					