

KING MARY LOU &/ANSELL KAREN H JOINT TRUST
2901 RIVERBEND WALK
FERNANDINA BEACH, FL 32034

00-00-30-090C-0015-0000

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		PAGE 1 of 1		8			
Exterior Wall		05		AVERAGE 70		0900		01		2,004		104.7620		130.95		262,424		1992		1992		0		0		0		17.42		82.58		VALUATION BY		STANDARD	
Exterior Wall		20		FACE BRICK 30		1		SNGL FAM - 0% - 2023								Heated Area: 1718														Tax Group: 8		Tax Dist:			
Roof Structur		03		GABLE/HIP 100																										BUILDING MARKET VALUE		216,710			
Roof Cover		03		COMP SHNGL 100																										TOTAL MARKET OB/XF VALUE		4,969			
Interior Wall		05		DRYWALL 100																										TOTAL LAND VALUE - MARKET		250,000			
Interior Floo		14		CARPET 80																										TOTAL MARKET VALUE		471,679			
Interior Floo		08		SHT VINYL 20																										SOH/AGL Deduction		0			
Air Condition		03		CENTRAL 100																										ASSESSED VALUE		471,679			
Heating Type		04		AIR DUCTED 100																										TOTAL EXEMPTION VALUE		0			
Bedrooms		3		100																										BASE TAXABLE VALUE		471,679			
Bathrooms		2		100																										TOTAL JUST VALUE		471,679			
Frame		02		WOOD FRAME 100																										NCON VALUE		0			
Stories		1.		1. 100																										INCOME VALUE					
Units		0		100																										PREVIOUS YEAR MKT VALUE		461,834			
Occupancy		00		NONE 100																															
Quality		03		Quality Level 03																															
DOR CODE		0100		SINGLE FAMILY																															
MAP NUM				MKT AREA																															
NEIGHBORHOOD/LOC				3031.00																															
AREA TYPE		TOTAL GROSS AREA		PCT OF BASE		TOT ADJ AREA		SUBAREA MARKET VALUE																											
BAS		1,718		100		1,718		185,782																											
FGR		408		55		224		24,223																											
FOP		38		30		11		1,189																											
PTO		28		5		1		108																											
USP		168		30		50		5,407																											
TOTALS		2,360				2,004		216,710																											
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 0		0 0		1.00		UT		3,500.00		3,500.00		100		1992		1992		3		72		2,520							
2		0811		CONCRETE B		0 0		0 0		736.00		SF		5.20		5.20		100		1992		1992		3		64		2,449							
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