

LOT 3 (EX W1.1 FT S-1) &
W1.1 FT OF LOT 4 (S-1)
IN OR 1831/948

BRADBURY JAY M & KATHARINE H
95037 SANDPIPER LOOP
FERNANDINA BEACH, FL 32034

2024

00-00-30-2060-0003-0000



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	VALUATION SUMMARY																
Exterior Wall	17	CB STUCCO 100	0320	11	3,637	140.6376	133.61	485,940	2002	2002	0	0	0	10.50	89.50	VALUATION BY						STANDARD										
Roof Structur	01	FLAT 100	1 TOWNHOUSE - 100% - 2013										Heated Area: 3140					HX Base Yr 2013					Tax Group: 8					Tax Dist:				
Roof Cover	07	CONC TILE 100																BUILDING MARKET VALUE					434,916									
Interior Wall	05	DRYWALL 100																TOTAL MARKET OB/XF VALUE					5,627									
Interior Floo	14	CARPET 70																TOTAL LAND VALUE - MARKET					450,000									
Interior Floo	11	CLAY TILE 30																TOTAL MARKET VALUE					890,543									
Air Condition	03	CENTRAL 100																SOH/AGL Deduction					424,797									
Heating Type	04	AIR DUCTED 100																ASSESSED VALUE					465,746									
Bedrooms	3	3 100																TOTAL EXEMPTION VALUE					VP HX HB					465,746				
Bathrooms	4	4 100																BASE TAXABLE VALUE					0									
Frame	02	WOOD FRAME 100																TOTAL JUST VALUE					890,543									
Stories	3.	3. 100																NCON VALUE					0									
Units	0	0 100																INCOME VALUE														
			PREVIOUS YEAR MKT VALUE					893,041																								