

CELLA JOHN T LIVING TRUST/CELLA JOHN T TRUSTEE
95099 SANDPIPER LOOP
FERNANDINA BEACH, FL 32034

2024



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									
Exterior Wall	17	CB STUCCO 100	0320	11	3,657	139.7808	132.79	485,613	2003	2003	0	0	0	10.00	90.00	VALUATION SUMMARY									
Roof Structur	01	FLAT 100	1 TOWNHOUSE - 100% - 2018													STANDARD									
Roof Cover	07	CONC TILE 100	Heated Area: 3212													Tax Group: 8 Tax Dist:									
Interior Wall	05	DRYWALL 100	HX Base Yr 2018													BUILDING MARKET VALUE 437,052									
Interior Floo	14	CARPET 60														TOTAL MARKET OB/XF VALUE 14,760									
Interior Floo	11	CLAY TILE 40														TOTAL LAND VALUE - MARKET 450,000									
Air Condition	03	CENTRAL 100														TOTAL MARKET VALUE 901,812									
Heating Type	04	AIR DUCTED 100														SOH/AGL Deduction 280,728									
Bedrooms	3	3 100														ASSESSED VALUE 621,084									
Bathrooms	3.5	3.5 100														TOTAL EXEMPTION VALUE HX HB WR 55,000									
Frame	02	WOOD FRAME 100														BASE TAXABLE VALUE 566,084									
Stories Units	3.	3. 100 0 100														TOTAL JUST VALUE 901,812									
																NCON VALUE 0									
																INCOME VALUE									
																PREVIOUS YEAR MKT VALUE 904,310									
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