

STASH ANDREW W & JULIE A
1780 HAMMOCK DR
FERNANDINA BEACH, FL 32034

00-00-30-4999-0009-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 1 of 1	8										
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		10		ABOVE AVG 60		0900		01		4,993		149.3965		186.75		932,443		2015		2015		0		0		3.70		96.30		VALUATION BY					STANDARD						
Exterior Wall		21		STONE 40		1		SNGL FAM		- 100%		- 2016		Heated Area: 4260		HX Base Yr 2016														Tax Group: 8					Tax Dist:						
Roof Structur		08		IRREGULAR 100																										BUILDING MARKET VALUE					897,943						
Roof Cover		03		COMP SHNGL 100																										TOTAL MARKET OB/XF VALUE					15,207						
Interior Wall		05		DRYWALL 100																										TOTAL LAND VALUE - MARKET					350,000						
Interior Floo		11		CLAY TILE 50																										TOTAL MARKET VALUE					1,263,150						
Interior Floo		14		CARPET 50																										SOH/AGL Deduction					487,725						
Air Condition		03		CENTRAL 100																										ASSESSED VALUE					775,425						
Heating Type		04		AIR DUCTED 100																										TOTAL EXEMPTION VALUE					HX HB 50,000						
Bedrooms				4 100																										BASE TAXABLE VALUE					725,425						
Bathrooms				3.5 100																										TOTAL JUST VALUE					1,263,150						
Frame		02		WOOD FRAME 100																										NCON VALUE					0						
Stories		1.		1. 100																										INCOME VALUE											
Units				0 100																										PREVIOUS YEAR MKT VALUE					1,122,808						
Occupancy		00		NONE 100																																					
Quality		06		Quality Level 06																																					
DOR CODE		0100		SINGLE FAMILY																																					
MAP NUM				MKT AREA																															03						
NEIGHBORHOOD/LOC		3033.00																																							
AREA TYPE		TOTAL GROSS AREA		PCT OF BASE		TOT ADJ AREA		SUBAREA MARKET VALUE																																	
BAS		4,260		100		4,260		766,119																																	
FGR		713		55		392		70,497																																	
FOP		1,138		30		341		61,326																																	
TOTALS		6,111				4,993		897,943																																	
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		0504		FP-ELECTRI		0 100		0 0		1.00		UT		2,000.00		2,000.00		100		2015		2015		3		97		1,940													
2		0811		CONCRETE B		0 100		0 0		1,974.00		SF		5.20		5.20		100		2015		2015		3		95		9,752													
3		0855		CONC PAVER		0 100		0 0		370.00		SF		10.00		10.00		100		2015		2015		3		95		3,515													