

GALBRAITH MARION J
1532 DADE ST
FERNANDINA BEACH, FL 32034

00-00-31-1060-000R-0051

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																																								
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1																																								
Exterior Wall	05	AVERAGE 100	03	GABLE/HIP 100	03	COMP SHNGL 100	05	DRYWALL 100	14	CARPET 80	11	CLAY TILE 20	03	CENTRAL 100	04	AIR DUCTED 100	02	WOOD FRAME 100	1.	1. 100	30	. 100	02	DIST FB 100	00	NONE 100	03	Quality Level 03	0100	SINGLE FAMILY	MAP NUM	MKT AREA	01	NEIGHBORHOOD/LOC	1007.00	AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE	BAS	1,336	100	1,336	155,008	FGR	484	55	266	30,862	FOP	16	30	5	580	USP	217	30	65	7,542
Roof Structur	03	GABLE/HIP 100	03	COMP SHNGL 100	05	DRYWALL 100	14	CARPET 80	11	CLAY TILE 20	03	CENTRAL 100	04	AIR DUCTED 100	02	WOOD FRAME 100	1.	1. 100	30	. 100	02	DIST FB 100	00	NONE 100	03	Quality Level 03	0100	SINGLE FAMILY	MAP NUM	MKT AREA	01	NEIGHBORHOOD/LOC	1007.00	AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE	BAS	1,336	100	1,336	155,008	FGR	484	55	266	30,862	FOP	16	30	5	580	USP	217	30	65	7,542		
Roof Cover	03	GABLE/HIP 100	03	COMP SHNGL 100	05	DRYWALL 100	14	CARPET 80	11	CLAY TILE 20	03	CENTRAL 100	04	AIR DUCTED 100	02	WOOD FRAME 100	1.	1. 100	30	. 100	02	DIST FB 100	00	NONE 100	03	Quality Level 03	0100	SINGLE FAMILY	MAP NUM	MKT AREA	01	NEIGHBORHOOD/LOC	1007.00	AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE	BAS	1,336	100	1,336	155,008	FGR	484	55	266	30,862	FOP	16	30	5	580	USP	217	30	65	7,542		
Interior Wall	03	GABLE/HIP 100	03	COMP SHNGL 100	05	DRYWALL 100	14	CARPET 80	11	CLAY TILE 20	03	CENTRAL 100	04	AIR DUCTED 100	02	WOOD FRAME 100	1.	1. 100	30	. 100	02	DIST FB 100	00	NONE 100	03	Quality Level 03	0100	SINGLE FAMILY	MAP NUM	MKT AREA	01	NEIGHBORHOOD/LOC	1007.00	AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE	BAS	1,336	100	1,336	155,008	FGR	484	55	266	30,862	FOP	16	30	5	580	USP	217	30	65	7,542		
Interior Floo	03	GABLE/HIP 100	03	COMP SHNGL 100	05	DRYWALL 100	14	CARPET 80	11	CLAY TILE 20	03	CENTRAL 100	04	AIR DUCTED 100	02	WOOD FRAME 100	1.	1. 100	30	. 100	02	DIST FB 100	00	NONE 100	03	Quality Level 03	0100	SINGLE FAMILY	MAP NUM	MKT AREA	01	NEIGHBORHOOD/LOC	1007.00	AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE	BAS	1,336	100	1,336	155,008	FGR	484	55	266	30,862	FOP	16	30	5	580	USP	217	30	65	7,542		
Interior Floo	03	GABLE/HIP 100	03	COMP SHNGL 100	05	DRYWALL 100	14	CARPET 80	11	CLAY TILE 20	03	CENTRAL 100	04	AIR DUCTED 100	02	WOOD FRAME 100	1.	1. 100	30	. 100	02	DIST FB 100	00	NONE 100	03	Quality Level 03	0100	SINGLE FAMILY	MAP NUM	MKT AREA	01	NEIGHBORHOOD/LOC	1007.00	AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE	BAS	1,336	100	1,336	155,008	FGR	484	55	266	30,862	FOP	16	30	5	580	USP	217	30	65	7,542		
Air Condition	03	GABLE/HIP 100	03	COMP SHNGL 100	05	DRYWALL 100	14	CARPET 80	11	CLAY TILE 20	03	CENTRAL 100	04	AIR DUCTED 100	02	WOOD FRAME 100	1.	1. 100	30	. 100	02	DIST FB 100	00	NONE 100	03	Quality Level 03	0100	SINGLE FAMILY	MAP NUM	MKT AREA	01	NEIGHBORHOOD/LOC	1007.00	AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE	BAS	1,336	100	1,336	155,008	FGR	484	55	266	30,862	FOP	16	30	5	580	USP	217	30	65	7,542		
Heating Type	04	AIR DUCTED 100	02	WOOD FRAME 100	1.	1. 100	30	. 100	02	DIST FB 100	00	NONE 100	03	Quality Level 03	0100	SINGLE FAMILY	MAP NUM	MKT AREA	01	NEIGHBORHOOD/LOC	1007.00	AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE	BAS	1,336	100	1,336	155,008	FGR	484	55	266	30,862	FOP	16	30	5	580	USP	217	30	65	7,542														
Bedrooms	03	GABLE/HIP 100	03	COMP SHNGL 100	05	DRYWALL 100	14	CARPET 80	11	CLAY TILE 20	03	CENTRAL 100	04	AIR DUCTED 100	02	WOOD FRAME 100	1.	1. 100	30	. 100	02	DIST FB 100	00	NONE 100	03	Quality Level 03	0100	SINGLE FAMILY	MAP NUM	MKT AREA	01	NEIGHBORHOOD/LOC	1007.00	AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE	BAS	1,336	100	1,336	155,008	FGR	484	55	266	30,862	FOP	16	30	5	580	USP	217	30	65	7,542		
Bathrooms	03	GABLE/HIP 100	03	COMP SHNGL 100	05	DRYWALL 100	14	CARPET 80	11	CLAY TILE 20	03	CENTRAL 100	04	AIR DUCTED 100	02	WOOD FRAME 100	1.	1. 100	30	. 100	02	DIST FB 100	00	NONE 100	03	Quality Level 03	0100	SINGLE FAMILY	MAP NUM	MKT AREA	01	NEIGHBORHOOD/LOC	1007.00	AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE	BAS	1,336	100	1,336	155,008	FGR	484	55	266	30,862	FOP	16	30	5	580	USP	217	30	65	7,542		
Frame	02	WOOD FRAME 100	1.	1. 100	30	. 100	02	DIST FB 100	00	NONE 100	03	Quality Level 03	0100	SINGLE FAMILY	MAP NUM	MKT AREA	01	NEIGHBORHOOD/LOC	1007.00	AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE	BAS	1,336	100	1,336	155,008	FGR	484	55	266	30,862	FOP	16	30	5	580	USP	217	30	65	7,542																
Stories	03	GABLE/HIP 100	03	COMP SHNGL 100	05	DRYWALL 100	14	CARPET 80	11	CLAY TILE 20	03	CENTRAL 100	04	AIR DUCTED 100	02	WOOD FRAME 100	1.	1. 100	30	. 100	02	DIST FB 100	00	NONE 100	03	Quality Level 03	0100	SINGLE FAMILY	MAP NUM	MKT AREA	01	NEIGHBORHOOD/LOC	1007.00	AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE	BAS	1,336	100	1,336	155,008	FGR	484	55	266	30,862	FOP	16	30	5	580	USP	217	30	65	7,542		
Units	03	GABLE/HIP 100	03	COMP SHNGL 100	05	DRYWALL 100	14	CARPET 80	11	CLAY TILE 20	03	CENTRAL 100	04	AIR DUCTED 100	02	WOOD FRAME 100	1.	1. 100	30	. 100	02	DIST FB 100	00	NONE 100	03	Quality Level 03	0100	SINGLE FAMILY	MAP NUM	MKT AREA	01	NEIGHBORHOOD/LOC	1007.00	AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE	BAS	1,336	100	1,336	155,008	FGR	484	55	266	30,862	FOP	16	30	5	580	USP	217	30	65	7,542		
BUD4 Adjustme	03	GABLE/HIP 100	03	COMP SHNGL 100	05	DRYWALL 100	14	CARPET 80	11	CLAY TILE 20	03	CENTRAL 100	04	AIR DUCTED 100	02	WOOD FRAME 100	1.	1. 100	30	. 100	02	DIST FB 100	00	NONE 100	03	Quality Level 03	0100	SINGLE FAMILY	MAP NUM	MKT AREA	01	NEIGHBORHOOD/LOC	1007.00	AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE	BAS	1,336	100	1,336	155,008	FGR	484	55	266	30,862	FOP	16	30	5	580	USP	217	30	65	7,542		
BUD8 Adjustme	03	GABLE/HIP 100	03	COMP SHNGL 100	05	DRYWALL 100	14	CARPET 80	11	CLAY TILE 20	03	CENTRAL 100	04	AIR DUCTED 100	02	WOOD FRAME 100	1.	1. 100	30	. 100	02	DIST FB 100	00	NONE 100	03	Quality Level 03	0100	SINGLE FAMILY	MAP NUM	MKT AREA	01	NEIGHBORHOOD/LOC	1007.00	AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE	BAS	1,336	100	1,336	155,008	FGR	484	55	266	30,862	FOP	16	30	5	580	USP	217	30	65	7,542		
Occupancy	02	DIST FB 100	00	NONE 100	03	Quality Level 03	0100	SINGLE FAMILY	MAP NUM	MKT AREA	01	NEIGHBORHOOD/LOC	1007.00	AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE	BAS	1,336	100	1,336	155,008	FGR	484	55	266	30,862	FOP	16	30	5	580	USP	217	30	65	7,542																						
Quality	03	Quality Level 03																																																										
DOR CODE	0100	SINGLE FAMILY																																																										
MAP NUM																		MKT AREA	01																																									
NEIGHBORHOOD/LOC	1007.00																																																											
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																																																								
BAS	1,336	100	1,336	155,008																																																								
FGR	484	55	266	30,862																																																								
FOP	16	30	5	580																																																								
USP	217	30	65	7,542																																																								
TOTALS	2,053		1,672	193,991																																																								
EXTRA FEATURES				1532 DADE ST, FERNANDINA BEACH																																																								
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	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1983	1983	3	54	1,890																																													
2	0810	CONCRETE A	0 100	27	16	432.00	SF	6.50	6.50	100	1983	1983	3	41	1,151																																													
3	0825	BRICK	0 100	0	0	113.00	SF	12.50	12.50	100	2000	2000	3	94	1,328																																													