

HADLEY LYNN B & ROBERT D
103 S 16TH ST
FERNANDINA BEACH, FL 32034

00-00-31-1220-0016-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 1 of 1											
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		05		AVERAGE 100		0900		01		1,865		119.6580		149.57		278,948		1974		2005		0		0		8.50		91.50		VALUATION BY					STANDARD						
Roof Structur		03		GABLE/HIP 100		1		SNGL FAM - 100%		- 2024				Heated Area: 1672						HX		Base Yr		2024						Tax Group: 2					Tax Dist:						
Roof Cover		12		MODULAR MT 100																										BUILDING MARKET VALUE					255,237						
Interior Wall		05		DRYWALL 100																										TOTAL MARKET OB/XF VALUE					1,940						
Interior Floo		12		HARDWOOD 80																										TOTAL LAND VALUE - MARKET					243,600						
Interior Floo		08		SHT VINYL 20																										TOTAL MARKET VALUE					500,777						
Air Condition		03		CENTRAL 100																										SOH/AGL Deduction					0						
Heating Type		04		AIR DUCTED 100																										ASSESSED VALUE					500,777						
Bedrooms				3 100																										TOTAL EXEMPTION VALUE					HX HB 50,000						
Bathrooms				2 100																										BASE TAXABLE VALUE					450,777						
Frame		02		WOOD FRAME 100																										TOTAL JUST VALUE					500,777						
Stories		1.		1. 100																										NCON VALUE					68,332						
Units		02		DIST FB 100																										INCOME VALUE											
BUD8 Adjustme		00		NONE 100																										PREVIOUS YEAR MKT VALUE					413,393						
Occupancy																																									
Quality		05		Quality Level 05																																					
DOR CODE		0100		SINGLE FAMILY																																					
MAP NUM				MKT AREA																															01						
NEIGHBORHOOD/LOC		1008.00																																							
AREA TYPE		TOTAL GROSS AREA		PCT OF BASE		TOT ADJ AREA		SUBAREA MARKET VALUE																																	
BAS		1,232		100		1,232		168,607																																	
BAS		440		100		440		60,217																																	
FGR		294		55		162		22,170																																	
FOP		71		30		21		2,874																																	
PTO		190		5		10		1,369																																	