

SMITH THOMAS & WENDY
1866 HIGHLAND DR
FERNANDINA BEACH, FL 32034

00-00-31-128A-0052-0000

BUILDING CHARACTERISTICS			MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 1 of 2		2					
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	18	CEMENT BRK 100	0100	01	3,273	109.4800	104.01	340,425	1956	1980	0	0	0	32.25	67.75	VALUATION BY										STANDARD				
Roof Structure	03	GABLE/HIP 100	1 SINGLE FAM - 100% - 2020												Heated Area: 2918												Tax Group: 2		Tax Dist:	
Roof Cover	03	COMP SHNGL 100																									BUILDING MARKET VALUE		242,612	
Interior Wall	03	PLASTER 100																									TOTAL MARKET OB/XF VALUE		5,000	
Interior Floor	12	HARDWOOD 100																									TOTAL LAND VALUE - MARKET		247,500	
Air Condition	03	CENTRAL 100																									TOTAL MARKET VALUE		495,112	
Heating Type	04	AIR DUCTED 100																									SOH/AGL Deduction		128,582	
Bedrooms		2 100																									ASSESSED VALUE		366,530	
Bathrooms		2 100																									TOTAL EXEMPTION VALUE		HX HB 50,000	
Frame	03	MASONRY 100																									BASE TAXABLE VALUE		316,530	
Stories	1.	1. 100																									TOTAL JUST VALUE		495,112	
Units		0 100																									NCON VALUE		0	
BUD8 Adjustme	02	DIST FB 100																									INCOME VALUE			
Occupancy	00	NONE 100																									PREVIOUS YEAR MKT VALUE		486,129	

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