

LOT 100
FOREST HILLS #2 PB 2/77

BENNER JOSEPHINE A & JOSEPH
1008 N 15TH ST
FERNANDINA BEACH, FL 32034

2024

00-00-31-128B-0100-0000



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	0100	01	1,301	112.3200	106.70	138,817	1956	1970	0	0	0	26.50	73.50	VALUATION SUMMARY																
Roof Structur	03	GABLE/HIP 100	1 SINGLE FAM - 100% - 1996										Heated Area: 960					HX Base Yr 1996					VALUATION BY					STANDARD				
Roof Cover	03	COMP SHNGL 100																Tax Group: 2					Tax Dist:									
Interior Wall	05	DRYWALL 100																BUILDING MARKET VALUE					102,030									
Interior Floo	14	CARPET 80																TOTAL MARKET OB/XF VALUE					4,851									
Interior Floo	08	SHT VINYL 20																TOTAL LAND VALUE - MARKET					175,000									
Air Condition	03	CENTRAL 100																TOTAL MARKET VALUE					281,881									
Heating Type	04	AIR DUCTED 100																SOH/AGL Deduction					188,523									
Bedrooms		2 100																ASSESSED VALUE					93,358									
Bathrooms		1 100																TOTAL EXEMPTION VALUE					HX HB DX 55,000									
Frame	03	MASONRY 100																BASE TAXABLE VALUE					38,358									
Stories	1.	1. 100																TOTAL JUST VALUE					281,881									
Units		0 100																NCON VALUE					0									
BUD8 Adjustme	02	DIST FB 100																INCOME VALUE														
Occupancy	00	NONE 100																PREVIOUS YEAR MKT VALUE					277,572									
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