

LOT 109 *LESS S 7 FT*
FOREST HILLS #2 PB 2/77

BENNETT JEREMY THOMAS
912 STANLEY DRIVE
FERNANDINA BEACH, FL 32034

2024

00-00-31-128B-0109-0000



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	VALUATION SUMMARY																
Exterior Wall	15	CONC BLOCK 70		0100	01	1,177	115.6460	109.86	129,305	1955	1990	0	0	0	16.20	83.80	VALUATION BY					STANDARD											
Exterior Wall	05	AVERAGE 30		1 SINGLE FAM - 100% - 2004										Heated Area: 975					HX Base Yr 2004					Tax Group: 2					Tax Dist:				
Roof Structure	03	GABLE/HIP 100												BUILDING MARKET VALUE										108,358									
Roof Cover	03	COMP SHNGL 100												TOTAL MARKET OB/XF VALUE										7,083									
Interior Wall	03	PLASTER 100												TOTAL LAND VALUE - MARKET										225,000									
Interior Floor	12	HARDWOOD 100												TOTAL MARKET VALUE										340,441									
Air Condition	03	CENTRAL 100												SOH/AGL Deduction										239,389									
Heating Type	04	AIR DUCTED 100												ASSESSED VALUE										101,052									
Bedrooms		2 100												TOTAL EXEMPTION VALUE										HX HB 50,000									
Bathrooms		1 100												BASE TAXABLE VALUE										51,052									
Bathrooms														TOTAL JUST VALUE										340,441									
Frame	03	MASONRY 100												NCON VALUE										0									
Stories	1.	1. 100												INCOME VALUE																			
Units		0 100												PREVIOUS YEAR MKT VALUE										335,884									
BUD8 Adjustme	02	DIST FB 100																															
Occupancy	00	NONE 100																															