

HALL JULIE HARGREAVES/WEHLING PATRICIA H & JEFFREY
2946 1ST AVE
FERNANDINA BEACH, FL 32034

00-00-31-1390-0014-0000



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	05	AVERAGE 50								2700	01	2,321	114.8364	143.55	333,180	1984	1984	0	0	0	18.25	81.75	VALUATION BY					STANDARD																									
Exterior Wall	17	CB STUCCO 50								1 DUPLEX - 64.67% - 2016										Heated Area: 2027					HX Base Yr 2016																												
Roof Structur	03	GABLE/HIP 100																																																			
Roof Cover	03	COMP SHNGL 100																																																			
Interior Wall	05	DRYWALL 100																																																			
Interior Floo	14	CARPET 80																																																			
Interior Floo	11	CLAY TILE 20																																																			
Air Condition	03	CENTRAL 100																																																			
Heating Type	04	AIR DUCTED 100																																																			
Bedrooms		3 100																																																			
Bathrooms		3 100																																																			
Frame	03	MASONRY 100																																																			
Stories	2.	2. 100																																																			