

TOWNSEND THOMAS E JR & STEPHANIE L
2699 ALLAN ST
FERNANDINA BEACH, FL 32034

00-00-31-1550-0017-0000

[illegible]

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BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 2 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																						
																					VALUATION BY					STANDARD																	
																					Tax Group: 2					Tax Dist:																	
																					BUILDING MARKET VALUE					595,304																	
																					TOTAL MARKET OB/XF VALUE					23,460																	
																					TOTAL LAND VALUE - MARKET					200,000																	
																					TOTAL MARKET VALUE					818,764																	
																					SOH/AGL Deduction					309,842																	
																					ASSESSED VALUE					508,922																	
																					TOTAL EXEMPTION VALUE					HX HB		50,000															
																					BASE TAXABLE VALUE					458,922																	
																					TOTAL JUST VALUE					818,764																	
																					NCON VALUE					0																	
																					INCOME VALUE																						
																					PREVIOUS YEAR MKT VALUE					768,896																	
DOR CODE		0100	SINGLE FAMILY																																								
MAP NUM			MKT AREA																		01																						
NEIGHBORHOOD/LOC		1039.00																																									
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																																							
TOTALS																																											
EXTRA FEATURES																				BLD DATE										LGL DATE										03/27/2024		MLU	
																				XF DATE										LAND DATE													
																				INC DATE										AG DATE													
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES																										
11	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1983	1983	3	54	1,080																											
12	1272	H-SHUTR MD	0	100	0	0	36.00	UT	133.00	133.00	100	2007	2007	3	31	1,484																											
13	0681	POLE SHED	0	100	10	3	30.00	SF	15.00	15.00	100	2007	2007	3	48	216																											
LAND DESCRIPTION																				TOTAL OB/XF										2,780													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV																			