

BLOCK 16 LOT 7
IN OR 2142/450
OLD TOWN

POLK JOANNE D CARROLL
1110 WHITE STREET
FERNANDINA BEACH, FL 32034

2024

00-00-31-1580-0016-0070



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	10	ABOVE AVG 100	0500	01	2,029	128.2820	192.42	390,420	2004	2008	0	0	0	7.00	93.00	VALUATION SUMMARY										
Roof Structure	03	GABLE/HIP 100	1 SFR CUST - 67.57% - 2019										Heated Area: 1659			HX Base Yr 2019										
Roof Cover	12	MODULAR MT 100															VALUATION BY					STANDARD				
Interior Wall	05	DRYWALL 100															Tax Group: 2					Tax Dist:				
Interior Floor	12	HARDWOOD 100															BUILDING MARKET VALUE					363,091				
Air Condition	03	CENTRAL 100															TOTAL MARKET OB/XF VALUE					5,223				
Heating Type	04	AIR DUCTED 100															TOTAL LAND VALUE - MARKET					198,050				
Bedrooms		3 100	TOTAL MARKET VALUE					566,364																		
Bathrooms		3.5 100	SOH/AGL Deduction					213,798																		
Frame	02	WOOD FRAME 100	ASSESSED VALUE					352,566																		
Stories	2.5	2.5 100	TOTAL EXEMPTION VALUE					HX HB 50,000																		
Units		0 100	BASE TAXABLE VALUE					302,566																		
Occupancy	00	NONE 100	TOTAL JUST VALUE					566,364																		
			NCON VALUE					0																		
			INCOME VALUE																							
			PREVIOUS YEAR MKT VALUE					452,215																		