

STURGEON HEATHER & TRACE
1126 WHITE ST
FERNANDINA BEACH, FL 32034

00-00-31-1580-0023-0010

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																			
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1																			
ELEMENT	CD									TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND																	
Exterior Wall	31	HARDIE BRD 100								0500	11	1,974	160.9238	241.39	476,504	2023	2023	0	0	0	0.00	100.00																	
Roof Structur	03	GABLE/HIP 100								1 SFR CUST - 100% - 2024										Heated Area: 1916										HX Base Yr 2024									
Roof Cover	13	STAND SEAM 100																																					
Interior Wall	05	DRYWALL 100																																					
Interior Floo	12	HARDWOOD 70																																					
Interior Floo	11	CLAY TILE 30																																					
Air Condition	03	CENTRAL 100																																					
Heating Type	04	AIR DUCTED 100																																					
Bedrooms		3 100																																					
Bathrooms		2 100																																					
Frame	02	WOOD FRAME 100																																					
Stories	1.	1. 100																																					
Units		0 100																																					
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