

GARCIA ERNEST & BARBARA C
4444 BEAN ST
FERNANDINA BEACH, FL 32034

00-00-31-163N-0059-0000

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		16		WD FR STUC 100		0500		01		2,309		120.3048		180.46		416,682		1997		1997		0		0		13.00		87.00		VALUATION BY					STANDARD				
Roof Structur		03		GABLE/HIP 100		1		SFR CUST - 100% - 2017								Heated Area: 1945												HX Base Yr 2017		Tax Group: 2					Tax Dist:				
Roof Cover		03		COMP SHNGL 100																										BUILDING MARKET VALUE					362,513				
Interior Wall		05		DRYWALL 100																										TOTAL MARKET OB/XF VALUE					7,731				
Interior Floo		14		CARPET 80																										TOTAL LAND VALUE - MARKET					200,000				
Interior Floo		11		CLAY TILE 20																										TOTAL MARKET VALUE					570,244				
Air Condition		03		CENTRAL 100																										SOH/AGL Deduction					241,282				
Heating Type		04		AIR DUCTED 100																										ASSESSED VALUE					328,962				
Bedrooms				4 100																										TOTAL EXEMPTION VALUE					HX HB 50,000				
Bathrooms				2 100																										BASE TAXABLE VALUE					278,962				
Frame		02		WOOD FRAME 100																										TOTAL JUST VALUE					570,244				
Stories		1.		1. 100																										NCON VALUE					0				
Units		0		0 100																										INCOME VALUE									
Occupancy		00		NONE 100																										PREVIOUS YEAR MKT VALUE					554,240				