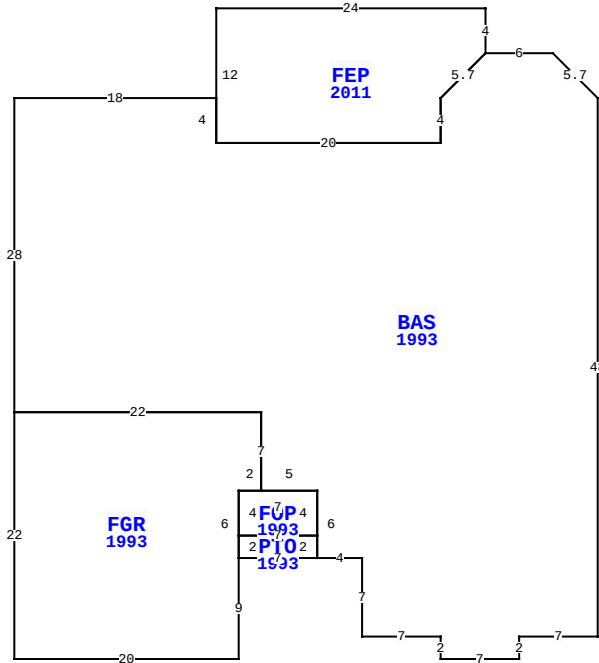


RUSINIAK JOHN & LORETTA M
2429 PIRATES BAY DR
FERNANINDA BEACH, FL 32034

00-00-31-164B-0052-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 1 of 1								
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 80		0900	01	2,407	113.8368	142.30	342,516	1993	1993	0	0	0	16.30	83.70	VALUATION BY					STANDARD															
Exterior Wall		20	FACE BRICK 20		1 SNGL FAM - 100% - 2022														Heated Area: 1937										HX Base Yr 2022									
Roof Structur		03	GABLE/HIP 100																BUILDING MARKET VALUE										286,686									
Roof Cover		03	COMP SHNGL 100																TOTAL MARKET OB/XF VALUE										21,779									
Interior Wall		05	DRYWALL 100																TOTAL LAND VALUE - MARKET										175,000									
Interior Floo		14	CARPET 80																TOTAL MARKET VALUE										483,465									
Interior Floo		08	SHT VINYL 20																SOH/AGL Deduction										44,236									
Air Condition		03	CENTRAL 100																ASSESSED VALUE										439,229									
Heating Type		04	AIR DUCTED 100																TOTAL EXEMPTION VALUE										HX HB 50,000									
Bedrooms		04	3 100																BASE TAXABLE VALUE										389,229									
Bathrooms		2	100																TOTAL JUST VALUE										483,465									
Frame		02	WOOD FRAME 100																NCON VALUE										0									
Stories		1.	1. 100		INCOME VALUE																																	
Units		00	NONE 100		PREVIOUS YEAR MKT VALUE										426,436																							
Occupancy		00																																				
Quality		05	Quality Level 05																																			
DOR CODE		0100	SINGLE FAMILY																																			
MAP NUM		MKT AREA		01																																		
NEIGHBORHOOD/LOC		1046.00																																				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																																		
BAS	1,937	100	1,937	230,706																																		
FEP	264	80	211	25,131																																		
FGR	454	55	250	29,776																																		
FOP	28	30	8	953																																		
PTO	14	5	1	119																																		
TOTALS		2,697		2,407	286,686																																	
EXTRA FEATURES					2429 PIRATES BAY DR, FERNANDINA BEACH																																	
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																						
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1993	1993	3	74	2,590																							
2	0811	CONCRETE B	0 100	43	16	688.00	SF	5.20	5.20	100	1993	1993	3	66	2,361																							
3	0810	CONCRETE A	0 100	0	0	76.00	SF	6.50	6.50	100	1993	1993	3	66	326																							
4	0866	POOL FIBER	0 100	0	0	173.00	SF	72.00	72.00	100	2022	2022	3	97	12,082																							
5	0855	CONC PAVER	0 100	0	0	442.00	SF	10.00	10.00	100	2022	2022	3	100	4,420																							