

ROBINSON NANCY A & JAMES S
2732 JEAN LAFITTE DR
FERNANDINA BEACH, FL 32034

00-00-31-1676-0022-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 1 of 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																			
Exterior Wall		16		WD FR STUC 80		0500		01		3,291		121.9460		182.92		601,990		2000		2009		0		0		0		7.00		93.00		VALUATION BY					STANDARD												
Exterior Wall		23		REINF CONC 20		1		SFR CUST - 100% - 2020								Heated Area: 2988																Tax Group: 2					Tax Dist:												
Roof Structur		08		IRREGULAR 100																												BUILDING MARKET VALUE					559,851												
Roof Cover		03		COMP SHNGL 100																												TOTAL MARKET OB/XF VALUE					70,487												
Interior Wall		05		DRYWALL 100																												TOTAL LAND VALUE - MARKET					225,000												
Interior Floo		15		HARDTILE 70																												TOTAL MARKET VALUE					855,338												
Interior Floo		14		CARPET 30																												SOH/AGL Deduction					253,847												
Air Condition		03		CENTRAL 100																												ASSESSED VALUE					601,491												
Heating Type		04		AIR DUCTED 100																												TOTAL EXEMPTION VALUE					HX HB 50,000												
Bedrooms		5		100																												BASE TAXABLE VALUE					551,491												
Bathrooms		3		100																												TOTAL JUST VALUE					855,338												
Frame		02		WOOD FRAME 100																												NCON VALUE					0												
Stories		1.		1. 100																												INCOME VALUE																	
Units		0		100																												PREVIOUS YEAR MKT VALUE					832,152												
Occupancy		00		NONE 100																																													
Quality		05		Quality Level 05																																													
DOR CODE		0100		SINGLE FAMILY																																													
MAP NUM				MKT AREA																																	01												
NEIGHBORHOOD/LOC				1080.00																																													
AREA TYPE		TOTAL GROSS AREA		PCT OF BASE		TOT ADJ AREA		SUBAREA MARKET VALUE																																									
BAS		2,988		100		2,988		508,305																																									
FGR		400		55		220		37,425																																									
FOP		76		30		23		3,913																																									
FOP		200		30		60		10,207																																									
TOTALS		3,664				3,291		559,851																																									
EXTRA FEATURES																																																	
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		2000		2000		3		84		2,940																			
2		0858		SCULP CONC		0 100		0		0		424.00		SF		13.00		13.00		100		2000		2000		3		94		5,181																			
3		0861		POOL GUNIT		0 100		0		0		526.00		SF		85.00		85.00		100		2000		2000		3		25		11,178																			
4		0911		SCRN RM A		0 100		38		25		950.00		SF		17.50		17.50		100		2022		2022		3		97		16,126																			
5		0871		POOL HTR R		0 100		0		0		1.00		UT		2,000.00		2,000.00		100		2000		2000		3		20		400																			
6		0855		CONC PAVER		0 100		0		0		286.00		SF		10.00		10.00		100		2022		2022		3		100		2,860																			
7		0855		CONC PAVER		0 100		44		16		704.00		SF		10.00		10.00		100		2022		2022		3		100		7,040																			
8		1241		WD DECK G		0 100		9		4		36.00		UT		11.50		11.50		100		2000		2000		3		28		116																			
9		1242		WD DECK A		0 100		6		3		18.00		SF		10.00		10.00		100		2000		2000		3		20		36																			
10		1242		WD DECK A		0 100		4		5		20.00		SF		10.00		10.00		100		2000		2000		3		20		40																			
LAND DESCRIPTION																																TOTAL OB/XF					45,917												
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	
1		000100		C		SFR		100				R-1		0.00		0.00		1.00		LT				1.00		1.00		1.00		225,000.00		225,000.00		225,000															

ROBINSON NANCY A & JAMES S
2732 JEAN LAFITTE DR
FERNANDINA BEACH, FL 32034

00-00-31-1676-0022-0000

[illegible]