



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 60			0500	01	3,483	120.4280	180.64	629,169	2000	2000	0	0	0	11.50	88.50	VALUATION BY				STANDARD										
Exterior Wall	23	REINF CONC 40			1 SFR CUST - 100% - 2023												Heated Area: 2946				HX Base Yr 2023				Tax Group: 2				Tax Dist:			
Roof Structure	08	IRREGULAR 100															BUILDING MARKET VALUE				556,815											
Roof Cover	03	COMP SHNGL 100															TOTAL MARKET OB/XF VALUE				88,442											
Interior Wall	05	DRYWALL 100															TOTAL LAND VALUE - MARKET				225,000											
Interior Floor	14	CARPET 60															TOTAL MARKET VALUE				870,257											
Interior Floor	15	HARDTILE 40															SOH/AGL Deduction				1,761											
Air Condition	03	CENTRAL 100															ASSESSED VALUE				868,496											
Heating Type	04	AIR DUCTED 100															TOTAL EXEMPTION VALUE				HX HB 50,000											
Bedrooms	5	100															BASE TAXABLE VALUE				818,496											
Bathrooms	3.5	100															TOTAL JUST VALUE				870,257											
Frame	02	WOOD FRAME 100															NCON VALUE				79,560											
Stories	1.5	100															INCOME VALUE															
Units	0	100															PREVIOUS YEAR MKT VALUE				765,957											
Occupancy	00	NONE 100																														
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MCCABE RYAN & JESSICA
479 STARBOARD LANDING
FERNANDINA BEACH, FL 32034

00-00-31-1679-0006-0000

REVIEW DATE 02/13/2024 BY HS Total Acres: 0.00 Total Land Value: 225,000 Market: 0 Agricultural: 0 Common: 225,000 PRINTED 08/06/2024 BY SYS