

BLOCK 241 LOT 8 & 9
IN OR 1598/473
CITY OF FDNA BEACH

BROWN ALBERTHA
420 S 13TH ST
FERNANDINA BEACH, FL 32034

2024

00-00-31-1800-0241-0080



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	05	AVERAGE 100	0100	01	1,090	111.7770	106.19	115,747	2007	2007	0	0	0	7.50	92.50	VALUATION BY		STANDARD														
Roof Structur	03	GABLE/HIP 100	1 SINGLE FAM - 100% - 2009										Heated Area: 1056					HX Base Yr 2009					Tax Group: 2		Tax Dist:							
Roof Cover	03	COMP SHNGL 100	24 44 BAS 2007 10 14 6 FSP 2008 14 6										BUILDING MARKET VALUE					107,066														
Interior Wall	05	DRYWALL 100											TOTAL MARKET OB/XF VALUE					3,695														
Interior Floo	07	CORK/VTILE 100											TOTAL LAND VALUE - MARKET					110,000														
Air Condition	03	CENTRAL 100											TOTAL MARKET VALUE					220,761														
Heating Type	04	AIR DUCTED 100											SOH/AGL Deduction					148,391														
Bedrooms	03	3 100											ASSESSED VALUE					72,370														
Bathrooms	03	2 100											TOTAL EXEMPTION VALUE					47,370														
Frame	02	WOOD FRAME 100											BASE TAXABLE VALUE					25,000														
Stories	1.	1. 100											TOTAL JUST VALUE					220,761														
Units	0	0 100											NCON VALUE					0														
Occupancy	00	NONE 100											INCOME VALUE																			
																							PREVIOUS YEAR MKT VALUE					206,087				