



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	PAGE 1 of 2									
Exterior Wall	10	ABOVE AVG 100	0500	01	3,523	107.2575	160.89	566,815	1984	1984	0	0	0	16.75	83.25	VALUATION SUMMARY									
Roof Structure	03	GABLE/HIP 100	1 SFR CUST - 100% - 2009										Heated Area: 3123			HX Base Yr 2009									
Roof Cover	03	COMP SHNGL 100														VALUATION BY							STANDARD		
Interior Wall	05	DRYWALL 100														Tax Group: 5							Tax Dist:		
Interior Floor	14	CARPET 50														BUILDING MARKET VALUE							471,873		
Interior Floor	15	HARDTILE 50														TOTAL MARKET OB/XF VALUE							49,970		
Air Condition	03	CENTRAL 100														TOTAL LAND VALUE - MARKET							500,000		
Heating Type	04	AIR DUCTED 100														TOTAL MARKET VALUE							1,021,843		
Bedrooms		3 100														SOH/AGL Deduction							504,516		
Bathrooms		3 100														ASSESSED VALUE							517,327		
Frame	02	WOOD FRAME 100														TOTAL EXEMPTION VALUE							HX HB 50,000		
Stories	1.	1. 100														BASE TAXABLE VALUE							467,327		
Units		0 100	TOTAL JUST VALUE							1,021,843															
BUD8 Adjustme	05	DIST 1A 100	NCON VALUE							0															
Occupancy	00	NONE 100	INCOME VALUE																						
			PREVIOUS YEAR MKT VALUE							952,119															

SULLIVAN TRUST/SULLIVAN JOSEPH G TRUSTEE
17 BEACHWOOD ROAD
FERNANDINA BEACH, FL 32034

01-6N-29-0201-0051-0000

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