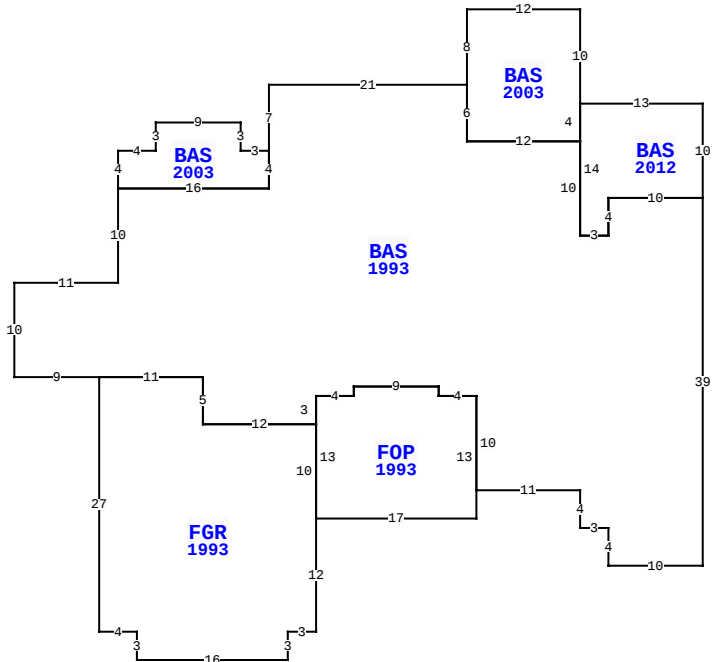


HUTCHENS KATHERINE A & THOMAS P
2424 TIMBERLANE PLACE
BISMARCK, ND 58504

2024



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	12	CEDAR 60			0500	01	2,886	114.0972	171.15	493,939	1984	1988	0	0	17.50	82.50	VALUATION BY					STANDARD																		
Exterior Wall	16	WD FR STUC 40			1 SFR CUST - 0% - 0												Heated Area: 2482												HX Base Yr											
Roof Structur	03	GABLE/HIP 100															BUILDING MARKET VALUE												407,500											
Roof Cover	03	COMP SHNGL 100															TOTAL MARKET OB/XF VALUE												19,897											
Interior Wall	05	DRYWALL 100															TOTAL LAND VALUE - MARKET												500,000											
Interior Floo	11	CLAY TILE 60															TOTAL MARKET VALUE												927,397											
Interior Floo	14	CARPET 40															SOH/AGL Deduction												184,949											
Air Condition	03	CENTRAL 100															ASSESSED VALUE												742,448											
Heating Type	04	AIR DUCTED 100															TOTAL EXEMPTION VALUE												0											
Bedrooms		3 100															BASE TAXABLE VALUE												742,448											
Bathrooms		2 100															TOTAL JUST VALUE												927,397											
Frame	02	WOOD FRAME 100															NCON VALUE												0											
Stories	1.	1. 100			INCOME VALUE																																			
Units		0 100			PREVIOUS YEAR MKT VALUE												859,782																							
BUD8 Adjustme	05	DIST 1A 100																																						
Occupancy	00	NONE 100																																						
Quality	04	Quality Level 04																																						
DOR CODE	0100	SINGLE FAMILY																																						
MAP NUM		MKT AREA		10																																				
NEIGHBORHOOD/LOC	10001.00																																							
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																																				
BAS	2,081	100	2,081	293,834																																				
BAS	91	100	91	12,849																																				
BAS	168	100	168	23,721																																				
BAS	142	100	142	20,050																																				
FGR	609	55	335	47,301																																				
FOP	230	30	69	9,742																																				
TOTALS	3,321		2,886	407,500																																				
EXTRA FEATURES					26 BEACH WOOD RD, 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	0504	FP-ELECTRI	0	0	0	1.00	UT	2,000.00	2,000.00	100	1984	1984	3	56	1,120																									
2	0446	BOX FNC 6'	0	0	0	16.00	LF	20.00	20.00	100	1984	1984	3	20	64																									
3	1075	TRELLIS G	0	0	8	128.00	SF	35.00	35.00	100	2003	2003	3	32	1,434																									
4	0835	QUARY TILE	0	0	16	112.00	SF	10.00	10.00	100	2003	2003	3	83	930																									
5	0835	QUARY TILE	0	0	0	205.00	SF	10.00	10.00	100	2003	2003	3	83	1,702																									
6	0855	CONC PAVER	0	0	0	394.00	SF	7.00	7.00	100	2005	2005	3	86	2,372																									
7	0855	CONC PAVER	0	0	0	2,039.00	SF	7.00	7.00	100	2005	2005	3	86	12,275																									