

NOTAR JOHN J & MARTHA Y
3226 NW THURMAN ST
PORTLAND, OR 97210

01-6N-29-0300-0007-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 2									
ELEMENT CD										TYPE MDL EFF. AREA TOT ADJ PTS EFF. BASE RATE REPL. COST NEW AYB EYB ECON FNCT NORM % COND										VALUATION BY STANDARD									
Exterior Wall 12 CEDAR 100										0500 01 3,785 106.2270 159.34 603,102 1973 1985 0 0 19.00 81.00										Tax Group: 5 Tax Dist:									
Roof Structur 03 GABLE/HIP 100										1 SFR CUST - 0% - 0 Heated Area: 3446 HX Base Yr										BUILDING MARKET VALUE 488,513									
Roof Cover 05 COMP SHNGL 100																				TOTAL MARKET OB/XF VALUE 35,335									
Interior Wall 03 DRYWALL 90																				TOTAL LAND VALUE - MARKET 500,000									
Interior Wall 08 DECORATIVE 10																				TOTAL MARKET VALUE 1,023,848									
Interior Floo 14 CARPET 60																				SOH/AGL Deduction 194,405									
Interior Floo 13 LVT/LAMNT 40																				ASSESSED VALUE 829,443									
Air Condition 03 CENTRAL 100																				TOTAL EXEMPTION VALUE 0									
Heating Type 04 AIR DUCTED 100																				BASE TAXABLE VALUE 829,443									
Bedrooms 3 100																				TOTAL JUST VALUE 1,023,848									
Bathrooms 2 100																				NCON VALUE 0									
Frame 02 WOOD FRAME 100																				INCOME VALUE									
Stories 2. 100																				PREVIOUS YEAR MKT VALUE 954,031									
Units 0 100																													
BUD8 Adjustme 05 DIST 1A 100																													
Occupancy 00 NONE 100																													
Quality 05 Quality Level 05																													
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 2,288 100 2,288 295,302																													
BAS 128 100 128 16,521																													
FGR 506 55 278 35,881																													
FOP 18 30 5 646																													
FOP 96 30 29 3,743																													
FOP 44 30 13 1,678																													
FOP 18 30 5 646																													
FUS 378 100 378 48,787																													
FUS 537 100 537 69,308																													
PTO 18 5 1 129																													
TOTALS 4,217 3,785 488,513																													
EXTRA FEATURES										11 WATER OAK, 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 0 1.00 UT 2,000.00 2,000.00 100 1973 1973 3 32 640																													
2 1242 WD DECK A 0 0 0 0 84.00 SF 10.00 10.00 100 1980 1980 3 20 168																													
3 1242 WD DECK A 0 0 0 0 286.00 SF 10.00 10.00 100 1980 1980 3 20 572																													
4 0444 BOX FNC 4' 0 0 0 0 10.00 LF 6.50 6.50 100 1980 1980 3 20 13																													
5 0445 BOX FNC 5' 0 0 0 0 22.00 LF 8.10 8.10 100 1980 1980 3 20 36																													
6 0810 CONCRETE A 0 0 0 0 2,573.00 SF 6.50 6.50 100 1996 1996 3 72 12,042																													
7 0861 POOL GUNIT 0 0 0 0 357.00 SF 85.00 85.00 100 2003 2003 3 32 9,710																													
8 0877 JACUZZI 0 0 0 0 1.00 UT 1,000.00 1,000.00 100 2003 2003 3 21 210																													
9 0855 CONC PAVER 0 0 0 0 789.00 SF 10.00 10.00 100 2003 2003 3 83 6,549																													
10 0910 SCRNM L 0 0 0 0 1,118.00 SF 15.00 15.00 100 2003 2003 3 21 3,522																													
LAND DESCRIPTION										TOTAL OB/XF 33,462																			
L N USE CODE CLS LAND USE DESCRIPTION CAP R D LOC ZONE FRONT DEPTH TOT LND UTS UNIT TYPE D T DPTH 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 0 RSF-1 0.00 0.00 1.00 LT 1.00 1.00 1.00 500,000.00 500,000.00 500,000																													
REVIEW DATE 05/12/2019 BY KBA										Total Acres: 0.00 Total Land Value: 500,000 Market: 0 Agricultural: 0 Common: 500,000										PRINTED 08/06/2024 BY SYS									

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