

LOT 80
IN OR 2146/67
MARSH CREEK VLG UNIT 1 PB 4/18

CAMPBELL JAMES F & BETHANN
184 TERA ROAD
COGAN STATION, PA 17728

2024

01-6N-29-1300-0080-0000



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	10	ABOVE AVG 100	0500	01	2,480	107.8560	161.78	401,214	1982	1982	0	0	0	17.25	82.75	VALUATION BY STANDARD												
Roof Structur	03	GABLE/HIP 100	1 SFR CUST - 0% - 0													Heated Area: 2021												
Roof Cover	03	COMP SHNGL 100														HX Base Yr												
Interior Wall	05	DRYWALL 100															BUILDING MARKET VALUE								332,005			
Interior Floo	14	CARPET 60															TOTAL MARKET OB/XF VALUE								1,287			
Interior Floo	09	PINE WOOD 40															TOTAL LAND VALUE - MARKET								500,000			
Air Condition	03	CENTRAL 100															TOTAL MARKET VALUE								833,292			
Heating Type	04	AIR DUCTED 100															SOH/AGL Deduction								249,121			
Bedrooms		3 100															ASSESSED VALUE								584,171			
Bathrooms		2.5 100															TOTAL EXEMPTION VALUE								0			
Frame	02	WOOD FRAME 100															BASE TAXABLE VALUE								584,171			
Stories	1.	1. 100															TOTAL JUST VALUE								833,292			
Units		0 100															NCON VALUE								0			
BUD8 Adjustme	05	DIST 1A 100	INCOME VALUE																									
Occupancy	00	NONE 100	PREVIOUS YEAR MKT VALUE								767,712																	
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	2,021	100	2,021	270,557																								
FGR	312	55	172	23,026																								
FOP	82	30	25	3,347																								
FSP	168	40	67	8,969																								
UOP	84	20	17	2,276																								
UOP	888	20	178	23,830																								
TOTALS			3,555	2,480	332,005																							
EXTRA FEATURES					32 BELTED KINGFISHER, 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	0810	CONCRETE A	0	0	26	4		104.00	SF 6.50	100	1982	1982	3	38	257													
2	0504	FP-ELECTRI	0	0	0	0		1.00	UT 2,000.00	100	1982	1982	3	51.5	1,030													
LAND DESCRIPTION																												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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																												