

LITTLE GORGEOUS PROPERTIES INC
2235 OLD FERRY RD
GREEN COVE SPRINGS, FL 32043

05-3N-24-2330-0029-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 1 of 1				4									
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	25	MOD METAL 100										0820	02	822	97.0000	67.90	55,814	1972	1972	0	0	0	70.00	30.00	VALUATION BY																		
Roof Structur	01	FLAT 100										1 M/H 93- - 0% - 0												Heated Area: 792												STANDARD							
Roof Cover	01	MINIMUM 100																						HX Base Yr												Tax Group: 4							
Interior Wall	04	PLYWOOD 100																																Tax Dist:									
Interior Floo	14	CARPET 100																																BUILDING MARKET VALUE									
Air Condition	03	CENTRAL 100																																TOTAL MARKET OB/XF VALUE									
Heating Type	04	AIR DUCTED 100																																TOTAL LAND VALUE - MARKET									
Bedrooms	03	3 100																																TOTAL MARKET VALUE									
Bathrooms	02	2 100																																SOH/AGL Deduction									
Frame	01	WOOD FRAME 100																																									