

FRAME TOMMY N/LONG CHERISH D M
85133 SHINNECOCK HILLS DR
FERNANDINA BEACH, FL 32034

12-2N-27-1460-0189-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1									
ELEMENT		CD		16 WD FR STUC 100		0900		MDL 01		EFF. AREA 3,044		TOT ADJ PTS 110.1240		EFF. BASE RATE 137.66		REPL. COST NEW 419,037		AYB 2005		EYB 2005		ECON 0		FNCT 0		NORM 9.00		% COND 91.00	
Exterior Wall		08		IRREGULAR 100		1		SNGL FAM - 100% - 2020		Heated Area: 2480		HX Base Yr 2020																	
Roof Structur		03		COMP SHNGL 100																									
Roof Cover		05		DRYWALL 100																									
Interior Wall		12		HARDWOOD 60																									
Interior Floo		14		CARPET 40																									
Interior Floo		03		CENTRAL 100																									
Air Condition		04		AIR DUCTED 100																									
Heating Type																													
Bedrooms				4 100																									
Bathrooms				3 100																									
Frame		02		WOOD FRAME 100																									
Stories		2.		2. 100																									
Units		00		NONE 100																									
Occupancy																													
Quality		04		Quality Level 04																									
DOR CODE		0100		SINGLE FAMILY																									
MAP NUM				MKT AREA				04																					
NEIGHBORHOOD/LOC				4043.00																									
AREA TYPE		TOTAL GROSS AREA		PCT OF BASE		TOT ADJ AREA		SUBAREA MARKET VALUE																					
BAS		2,099		100		2,099		262,943																					
FGR		729		55		401		50,234																					
FOP		46		30		14		1,754																					
FSP		373		40		149		18,665																					
FUS		381		100		381		47,728																					
TOTALS		3,628				3,044		381,324																					
EXTRA FEATURES																													