

MULCAHY JOSEPH & CATHY
861274 NORTH HAMPTON CLUB WAY
FERNANDINA BEACH, FL 32034

12-2N-27-1460-0310-0000

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		PAGE 1 of 1		4	
Exterior Wall		16		WD FR STUC 100		0900		01		3,110		117.4656		146.83		456,641		2002		2007		0		0		8.00		92.00		VALUATION BY		STANDARD			
Roof Structur		08		IRREGULAR 100		1		SNGL FAM - 100%		- 2003						Heated Area: 2570										HX Base Yr 2003		Tax Group: 4		Tax Dist:					
Roof Cover		03		COMP SHNGL 100																								BUILDING MARKET VALUE		420,110					
Interior Wall		05		DRYWALL 100																								TOTAL MARKET OB/XF VALUE		9,875					
Interior Floo		11		CLAY TILE 70																								TOTAL LAND VALUE - MARKET		127,500					
Interior Floo		12		HARDWOOD 30																								TOTAL MARKET VALUE		557,485					
Air Condition		03		CENTRAL 100																								SOH/AGL Deduction		276,136					
Heating Type		04		AIR DUCTED 100																								ASSESSED VALUE		281,349					
Bedrooms				4 100																								TOTAL EXEMPTION VALUE		HX HB 50,000					
Bathrooms				3 100																								BASE TAXABLE VALUE		231,349					
Frame		02		WOOD FRAME 100																								TOTAL JUST VALUE		557,485					
Stories		1.		1. 100																								NCON VALUE		0					
Units		0		0 100																								INCOME VALUE							
Occupancy		00		NONE 100																								PREVIOUS YEAR MKT VALUE		538,772					
Quality		04		Quality Level 04																															
DOR CODE		0100		SINGLE FAMILY																															
MAP NUM				MKT AREA																															
NEIGHBORHOOD/LOC		4043.00																																	
AREA TYPE		TOTAL GROSS AREA		PCT OF BASE		TOT ADJ AREA		SUBAREA MARKET VALUE																											
BAS		2,570		100		2,570		347,165																											
FGR		772		55		425		57,411																											
FOP		36		30		11		1,486																											
FSP		260		40		104		14,048																											
TOTALS		3,638				3,110		420,110																											
EXTRA FEATURES																																			
L N		OB/IF CODE		DESCRIPTION		BLD CAP		L		W		UNITS		UT		Adj R		ADJ UNIT PRICE		ORIG COND															