

HURST WILLIAM HENRY JR
85249 AMAGANSETT DRIVE
FERNANDINA BEACH, FL 32034

12-2N-27-1460-0345-0000

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		16		WD FR STUC 100		0900		01		3,728		109.8090		137.26		511,705		2004		2004		0		0		9.50		90.50		VALUATION BY									
Roof Structure		08		IRREGULAR 100		1		SNGL FAM - 100% - 2010								Heated Area: 3289														STANDARD									
Roof Cover		03		COMP SHNGL 100																										Tax Group: 4									
Interior Wall		05		DRYWALL 100																										Tax Dist:									
Interior Floor		14		CARPET 60																										BUILDING MARKET VALUE									
Interior Floor		11		CLAY TILE 40																										TOTAL MARKET OB/XF VALUE									
Air Condition		03		CENTRAL 100																										29,036									
Heating Type		04		AIR DUCTED 100																										TOTAL LAND VALUE - MARKET									
Bedrooms				5 100																										TOTAL MARKET VALUE									
Bathrooms				4 100																										318,042									
Frame		02		WOOD FRAME 100																										SOH/AGL Deduction									
Stories		1.5		1.5 100																										381,587									
Units		00		0 100																										TOTAL EXEMPTION VALUE									
Occupancy		00		NONE 100																										HX HB									
																														50,000									
																														BASE TAXABLE VALUE									
																														251,587									
																														TOTAL JUST VALUE									
																														NCON VALUE									
																														0									
																														INCOME VALUE									
																														PREVIOUS YEAR MKT VALUE									
																														601,175									
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