

TAYLOR JEFFREY LEONARD & LAURA A SMITH
85044 BABCOCK CT
FERNANDINA BEACH, FL 32034

13-2N-27-0720-0058-0000



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		31	HARDIE BRD 100		0900	01	2,560	111.5520	139.44	356,966	2014	2014	0	0	0	4.00	96.00	VALUATION BY		STANDARD																	
Roof Structur		08	IRREGULAR 100		1 SNGL FAM - 100% - 2015													Heated Area: 2209										HX Base Yr 2015									
Roof Cover		03	COMP SHNGL 100		25 10 10 37 15 3 3 19 10 17 6 11 5 17 22 3 23 10 30 17 25 FOP 2014 BAS 2014 FGR 2014 FOP 2014 39 30 17 7 22 37 FUS 2014																																
Interior Wall		05	DRYWALL 100																																		
Interior Floor		14	CARPET 60																																		
Interior Floor		11	CLAY TILE 40																																		
Air Condition		03	CENTRAL 100																																		
Heating Type		04	AIR DUCTED 100																																		
Bedrooms			4 100																																		
Bathrooms			2.5 100																																		
Frame		02	WOOD FRAME 100																																		
Stories		2.	2. 100																																		
Units			0 100																																		
Occupancy		00	NONE 100																																		
Quality		03	Quality Level 03																																		
DOR CODE		0100	SINGLE FAMILY																																		
MAP NUM			MKT AREA												04																						
NEIGHBORHOOD/LOC		4077.00																																			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																																	
BAS	885	100	885	118,468																																	
FGR	449	55	247	33,064																																	
FOP	97	30	29	3,882																																	
FOP	250	30	75	10,040																																	
FUS	1,324	100	1,324	177,234																																	
TOTALS		3,005	2,560	342,687																																	
EXTRA FEATURES					85044 BABCOCK CT, 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	0600	SUMMER KIT	0 100	0 0	1.00	UT	5,000.00	5,000.00	100	2014	2014	3	65	3,250																							
2	0810	CONCRETE A	0 100	0 0	878.00	SF	6.50	6.50	100	2014	2014	3	95	5,422																							