

BURDETT THOMAS & LORRAINE LIVING TRUST/BURDETT THO
85615 BANBURY CT
FERNANDINA BEACH, FL 32034

13-2N-27-0722-0008-0000



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		31		HARDIE BRD 100		0900		01		2,872		113.8340		142.29		408,657		2021		2021		0		0		0		0.50		99.50		VALUATION BY					STANDARD				
Roof Structur		08		IRREGULAR 100		1		SNGL FAM		- 100%		- 2022				Heated Area: 2400										HX Base Yr 2022		Tax Group: 4					Tax Dist:								
Roof Cover		03		COMP SHNGL 100																										BUILDING MARKET VALUE					406,614						
Interior Wall		05		DRYWALL 100																										TOTAL MARKET OB/XF VALUE					12,316						
Interior Floo		11		CLAY TILE 70																										TOTAL LAND VALUE - MARKET					75,000						
Interior Floo		14		CARPET 30																										TOTAL MARKET VALUE					493,930						
Air Condition		03		CENTRAL 100																										SOH/AGL Deduction					89,948						
Heating Type		04		AIR DUCTED 100																										ASSESSED VALUE					403,982						
Bedrooms				4 100																										TOTAL EXEMPTION VALUE					HX HB 50,000						
Bathrooms				3 100																										BASE TAXABLE VALUE					353,982						
Frame		02		WOOD FRAME 100																										TOTAL JUST VALUE					493,930						
Stories				1. 1. 100																										NCON VALUE					0						
Units				0 100																										INCOME VALUE											
Occupancy		00		NONE 100																										PREVIOUS YEAR MKT VALUE					475,677						
Quality		03		Quality Level 03																																					
DOR CODE		0100		SINGLE FAMILY																																					
MAP NUM				MKT AREA																																					
NEIGHBORHOOD/LOC		4085.0100																																							
AREA TYPE		TOTAL GROSS AREA		PCT OF BASE		TOT ADJ AREA		SUBAREA MARKET VALUE																																	
BAS		2,400		100		2,400		339,789																																	
FGR		703		55		387		54,791																																	
FOP		20		30		6		850																																	
FSP		198		40		79		11,185																																	