

BLOURNE ROBERT SCOTT & LORI LYNN
85277 RIVER BIRCH CT
FERNANDINA BEACH, FL 32034

13-2N-27-0723-0140-0000



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																			
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1																			
ELEMENT	CD									TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND																	
Exterior Wall	31	HARDIE BRD 100								0100	01	2,773	121.9680	115.87	321,308	2022	2022		0	0	0.00	100.00																	
Roof Structur	08	IRREGULAR 100								1 SINGLE FAM - 100% - 2023										Heated Area: 2399										HX Base Yr 2023									
Roof Cover	03	COMP SHNGL 100																																					