

**EDMONDS PETER D/
85035 LIL WILLIAM ROAD
FERNANDINA BEACH, FL 32034**

25-2N-27-1475-0002-0010

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												STANDARD					
Exterior Wall	30	VINYL 100		0820	02	1,512	122.8000	85.96	129,972	1990	1990	0	0	0	70.00	30.00	VALUATION BY												TAX DIST:					
Roof Structure	03	GABLE/HIP 100		1 M/H 93- - 100% - 0												Heated Area: 1512												HX Base Yr		38,992				
Roof Cover	12	MODULAR MT 100		27 56 27 56 BAS 1993														BUILDING MARKET VALUE												11,002				
Interior Wall	05	DRYWALL 100															TOTAL MARKET OB/XF VALUE												85,000					
Interior Floor	14	CARPET 70															TOTAL LAND VALUE - MARKET												134,994					
Interior Floor	08	SHT VINYL 30															TOTAL MARKET VALUE												55,218					
Air Condition	03	CENTRAL 100															SOH/AGL Deduction												79,776					
Heating Type	04	AIR DUCTED 100															ASSESSED VALUE												30,218					
Bedrooms		3 100															TOTAL EXEMPTION VALUE												25,000					
Bathrooms		2 100															BASE TAXABLE VALUE												134,994					
Frame	02	WOOD FRAME 100															NCON VALUE												0					
Stories	1.	1. 100															INCOME VALUE																	
Units		0 100															PREVIOUS YEAR MKT VALUE												132,544					