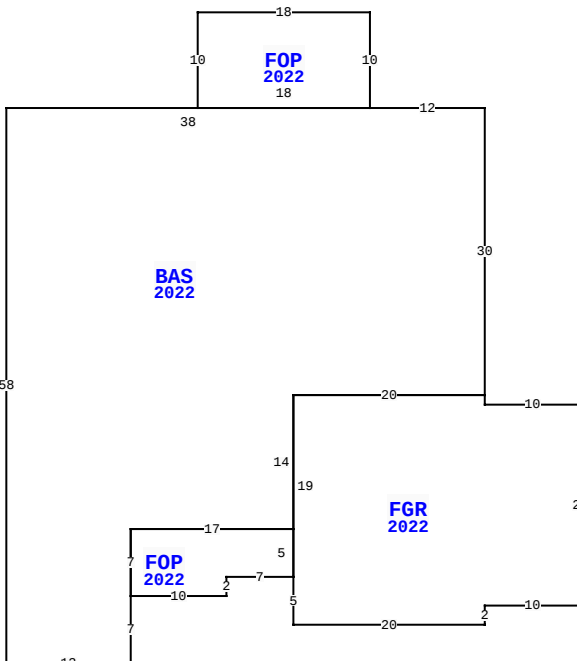


PERKINS ELISABETH A & NICHOLAS
35185 MIMOSA PARKE PLACE
FERNANDINA BEACH, FL 32034

26-2N-28-0557-0302-0000

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								0900	01	2,568	107.5200	134.40	345,139	2022	2022	0	0	0	0.00	100.00	VALUATION BY																																								
Roof Structur	03	GABLE/HIP 100								1 SNGL FAM - 100% - 2023										Heated Area: 2102										HX Base Yr 2023										Tax Group: 4								Tax Dist:								STANDARD							
Roof Cover	03	COMP SHNGL 100																		BUILDING MARKET VALUE										345,139																																	
Interior Wall	05	DRYWALL 100																		TOTAL MARKET OB/XF VALUE										12,675																																	
Interior Floo	13	LVT/LAMNT 50																		TOTAL LAND VALUE - MARKET										75,000																																	
Interior Floo	14	CARPET 50																		TOTAL MARKET VALUE										432,814																																	
Air Condition	03	CENTRAL 100																		SOH/AGL Deduction										131,224																																	
Heating Type	04	AIR DUCTED 100																		ASSESSED VALUE										301,590																																	
Bedrooms		4 100																		TOTAL EXEMPTION VALUE										HX HB								50,000																									
Bathrooms		3 100																		BASE TAXABLE VALUE										251,590																																	
Frame	02	WOOD FRAME 100																		TOTAL JUST VALUE										432,814																																	
Stories	1.	1. 100																		NCON VALUE										0																																	
Units	0	100								INCOME VALUE																																																					
Occupancy	00	NONE 100								PREVIOUS YEAR MKT VALUE										405,717																																											
										</																																																					