

**CAIL HELGA T L/E/
85102 FLORIDIAN DR
FERNANDINA BEACH, FL 32034**

26-2N-28-0559-0010-0000

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	2,763	112.0320	140.04	386,931	2019	2019	0	0	1.50	98.50	VALUATION BY								STANDARD									
Roof Structur	08	IRREGULAR 100								1 SNGL FAM - 100% - 2020										Heated Area: 2395										HX Base Yr 2020									
Roof Cover	03	COMP SHNGL 90																																					