

WARNER JOHN D & CHRISTINE M
95205 TANGLEWOOD DRIVE
FERNANDINA BEACH, FL 32034

29-2N-28-0100-0094-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																			
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		16		WD FR STUC 100		0100		01		2,791		117.4320		111.56		311,364		2015		2015		0		0		4.00		96.00		VALUATION BY					STANDARD				
Roof Structure		03		GABLE/HIP 100		1		SINGLE FAM - 100% - 2018								Heated Area: 2366														Tax Group: 4					Tax Dist:				
Roof Cover		03		COMP SHNGL 100																										BUILDING MARKET VALUE					298,909				
Interior Wall		05		DRYWALL 100																										TOTAL MARKET OB/XF VALUE					9,470				
Interior Floor		11		CLAY TILE 50																										TOTAL LAND VALUE - MARKET					75,000				
Interior Floor		14		CARPET 50																										TOTAL MARKET VALUE					383,379				
Air Condition		03		CENTRAL 100																										SOH/AGL Deduction					118,663				
Heating Type		04		AIR DUCTED 100																										ASSESSED VALUE					264,716				
Bedrooms				4 100																										TOTAL EXEMPTION VALUE					HX HB 50,000				
Bathrooms				3 100																										BASE TAXABLE VALUE					214,716				
Frame		02		WOOD FRAME 100																										TOTAL JUST VALUE					383,379				
Stories		1.		1. 100																										NCON VALUE					0				
Units		00		NONE 100																										INCOME VALUE									
Occupancy		00		NONE 100																										PREVIOUS YEAR MKT VALUE					370,047				