

HOFFMAN NICHOLAS STEWART
95257 ORCHID BLOSSOM TRAIL
FERNANDINA BEACH, FL 32034

30-2N-28-0152-0031-0000



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 1 of 1											
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		31		HARDIE BRD 100		0100		01		2,581		119.7504		113.76		293,615		2022		2022		0		0		0		0.00		100.00		VALUATION BY									
Roof Structur		03		GABLE/HIP 100		1		SINGLE FAM - 100% - 2023								Heated Area: 2319																STANDARD									
Roof Cover		05		COMP SHNGL 100																												Tax Group: 4									
Interior Wall		03		DRYWALL 100																												Tax Dist:									
Interior Floo		11		CLAY TILE 60																												BUILDING MARKET VALUE									
Interior Floo		14		CARPET 40																												TOTAL MARKET OB/XF VALUE									
Air Condition		03		CENTRAL 100																												TOTAL MARKET VALUE									
Heating Type		04		AIR DUCTED 100																												SOH/AGL Deduction									
Bedrooms				5 100																												ASSESSED VALUE									
Bathrooms				3 100																												TOTAL EXEMPTION VALUE									
Frame		02		WOOD FRAME 100																												HX HB									
Stories		1.		1. 100																												BASE TAXABLE VALUE									
Units		00		0 100																												TOTAL JUST VALUE									
Occupancy		00		NONE 100																												NCON VALUE									
																																INCOME VALUE									
																																PREVIOUS YEAR MKT VALUE									