

BIEGLER TODD LEE & BRENDA SHELLEY SANDERSON L/E/
95253 GREENBERRY RD
FERNANDINA BEACH, FL 32034

31-2N-28-1876-0008-0000

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	31	HARDIE BRD 100								0900	01	2,784	120.1728	150.22	418,212	2018	2018		0	0	2.00	98.00	VALUATION BY																																																								
Roof Structur	03	GABLE/HIP 100								1 SNGL FAM - 100% - 2021										Heated Area: 2327										HX Base Yr 2021										Tax Group: 4										Tax Dist:										STANDARD																			
Roof Cover	03	COMP SHNGL 100																																																BUILDING MARKET VALUE										439,417																			
Interior Wall	05	DRYWALL 100																																																TOTAL MARKET OB/XF VALUE										68,809																			
Interior Floo	11	CLAY TILE 60																																																TOTAL LAND VALUE - MARKET										85,000																			
Interior Floo	14	CARPET 40																																																TOTAL MARKET VALUE										593,226																			
Air Condition	03	CENTRAL 100																																																SOH/AGL Deduction										145,087																			
Heating Type	04	AIR DUCTED 100																																																ASSESSED VALUE										448,139																			
Bedrooms		3 100																																																TOTAL EXEMPTION VALUE										HX HB										50,000									
Bathrooms		2 100																																																BASE TAXABLE VALUE										398,139																			
Frame	02	WOOD FRAME 100																																																TOTAL JUST VALUE										593,226																			
Stories	1.	1. 100																																																NCON VALUE										0																			
Units	0	0 100																																																INCOME VALUE																													
Occupancy	00	NONE 100																																																PREVIOUS YEAR MKT VALUE										576,099																			

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