

BUGNEAN IOAN
566 SOUTH BRNACH DR
SAINT JOHNS, FL 32259

33-1S-23-0000-0004-0130

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	30	VINYL 100								0200	01	2,241	122.1668	97.73	219,013		2022	2022	0	0	0	0.00	100.00	VALUATION BY																					
Roof Structur	03	GABLE/HIP 100								1 SFR MODULR - 0% - 2024										Heated Area: 2224										HX Base Yr								STANDARD							
Roof Cover	03	COMP SHNGL 100								76 30 30 28 14 4 4 14 34 28 30 30 14 4 4 14 34 BAS 2024 FOP 2024																		Tax Group: 6								Tax Dist:									
Interior Wall	05	DRYWALL 100																										BUILDING MARKET VALUE								219,013									
Interior Floo	13	LVT/LAMNT 70																										TOTAL MARKET OB/XF VALUE								12,837									
Interior Floo	14	CARPET 30																										TOTAL LAND VALUE - MARKET								98,750									
Air Condition	03	CENTRAL 100																										TOTAL MARKET VALUE								330,600									
Heating Type	04	AIR DUCTED 100																										SOH/AGL Deduction								25,487									
Bedrooms		4 100																										ASSESSED VALUE								305,113									
Bathrooms		3 100																										TOTAL EXEMPTION VALUE								0									
Frame	02	WOOD FRAME 100																										BASE TAXABLE VALUE								305,113									
Stories	1.	1. 100																										TOTAL JUST VALUE								330,600									
Units		0 100								NCON VALUE								231,338																											
																						INCOME VALUE																							
																						PREVIOUS YEAR MKT VALUE								112,382															