

KANGAS DAVID E/LEPAK MICHELLE J
96551 GRANDE OAKS LN
FERNANDINA BEACH, FL 32034

2024



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	3,115	117.8520	147.32	458,902	2018	2018		0	0	2.00	98.00	VALUATION BY STANDARD																
Roof Structure		03	GABLE/HIP 100		1 SNGL FAM - 100% - 2019										Heated Area: 2669										HX Base Yr 2019									
Roof Cover		03	COMP SHNGL 100																															