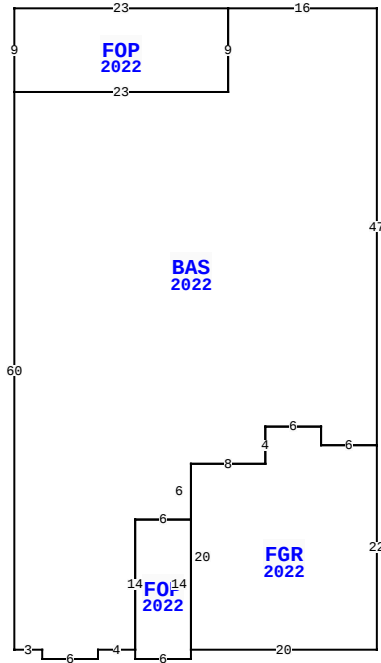


ORTIZ EDNA & FELIX
82895 BELVOIR CT
FERNANDINA BEACH, FL 32034

40-2N-27-1102-0153-0000

BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 1 of 1													
CONSTRUCTION					VALUATION SUMMARY										STANDARD																							
ELEMENT	CD	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION BY	STANDARD																							
Exterior Wall	31	HARDIE BRD 100	0100	01	2,299	121.5249	115.45	265,420	2022	2022	0	0	0.00	100.00	Tax Group: 4	Tax Dist:																						
Roof Structur	03	GABLE/HIP 100	1 SINGLE FAM - 100% - 2023												Heated Area: 1970												HX Base Yr 2023											
Roof Cover	03	COMP SHNGL 100													BUILDING MARKET VALUE												265,420											
Interior Wall	05	DRYWALL 100													TOTAL MARKET OB/XF VALUE												3,266											
Interior Floo	11	CLAY TILE 70													TOTAL LAND VALUE - MARKET												75,000											
Interior Floo	14	CARPET 30													TOTAL MARKET VALUE												343,686											
Air Condition	03	CENTRAL 100													SOH/AGL Deduction												18,803											
Heating Type	04	AIR DUCTED 100													ASSESSED VALUE												324,883											
Bedrooms	4	100													TOTAL EXEMPTION VALUE												HX HB 50,000											
Bathrooms	2	100													BASE TAXABLE VALUE												274,883											
Frame	02	WOOD FRAME 100													TOTAL JUST VALUE												343,686											
Stories	1.	1. 100													NCON VALUE												0											
Units	0	100	INCOME VALUE																																			
Occupancy	00	NONE 100	PREVIOUS YEAR MKT VALUE												315,420																							