

**JONES HOEL E & KAREN A/
96008 OVERLOOK CIR
FERNANDINA BEACH, FL 32034**

40-2N-28-1590-0096-0000



BUILDING CHARACTERISTICS				
ELEMENT	CD	CONSTRUCTION		
Exterior Wall	31	HARDIE BRD 100		
Roof Structur	03	GABLE/HIP 100		
Roof Cover	03	COMP SHNGL 100		
Interior Wall	05	DRYWALL 100		
Interior Floo	11	CLAY TILE 50		
Interior Floo	14	CARPET 50		
Air Condition	03	CENTRAL 100		
Heating Type	04	AIR DUCTED 100		
Bedrooms		3 100		
Bathrooms		2 100		
Frame	02	WOOD FRAME 100		
Stories		1. 100		
Units		0 100		
Occupancy	00	NONE 100		
Quality	03	Quality Level 03		
DOR CODE	0100	SINGLE FAMILY		
MAP NUM		MKT AREA	04	
NEIGHBORHOOD/LOC	4013.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,680	100	1,680	232,949
FGR	464	55	255	35,358
FOP	18	30	5	693
FOP	102	30	31	4,298
FSP	204	40	82	11,370
PTO	217	5	11	1,525
TOTALS	2,685		2,064	286,194

MARKET ADJUSTMENTS														
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND		
0900	01	2,064	113.1900	141.49	292,035	2018	2018	0	0	0	2.00	98.00		
1 SNGL FAM - 100% - 2022														
Heated Area: 1680														
HX Base Yr 2022														

NASSAU COUNTY PROPERTY										PAGE 1 of 1				4
VALUATION SUMMARY														
VALUATION BY						STANDARD								
Tax Group: 4						Tax Dist:								
BUILDING MARKET VALUE						286,194								
TOTAL MARKET OB/XF VALUE						23,471								
TOTAL LAND VALUE - MARKET						82,500								
TOTAL MARKET VALUE						392,165								
SOH/AGL Deduction						124,190								
ASSESSED VALUE						267,975								
TOTAL EXEMPTION VALUE						HX HB		50,000						
BASE TAXABLE VALUE						217,975								
TOTAL JUST VALUE						392,165								
NCON VALUE						0								
INCOME VALUE														
PREVIOUS YEAR MKT VALUE						365,483								