

SINGER LANA L & MARK
95403 ALLIGATOR CREEK RD
FERNANDINA BEACH, FL 32034

44-2N-28-5210-0048-0050

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1									
ELEMENT	CD	CD	CD	CD	CD	CD	CD	CD	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	30	VINYL 100	03	GABLE/HIP 100	05	COMP SHNGL 100	13	DRYWALL 100	14	LVT/LAMNT 70	14	CARPET 30	03	CENTRAL 100	04	AIR DUCTED 100									Tax Group: 4	Tax Dist:			
Roof Structur	03	GABLE/HIP 100	05	COMP SHNGL 100	13	DRYWALL 100	14	LVT/LAMNT 70	14	CARPET 30	03	CENTRAL 100	04	AIR DUCTED 100											BUILDING MARKET VALUE	137,136			
Roof Cover	05	COMP SHNGL 100	13	DRYWALL 100	14	LVT/LAMNT 70	14	CARPET 30	03	CENTRAL 100	04	AIR DUCTED 100													TOTAL MARKET OB/XF VALUE	0			
Interior Wall	05	DRYWALL 100	13	LVT/LAMNT 70	14	CARPET 30	03	CENTRAL 100	04	AIR DUCTED 100															TOTAL LAND VALUE - MARKET	97,500			
Interior Floo	13	LVT/LAMNT 70	14	CARPET 30	03	CENTRAL 100	04	AIR DUCTED 100																	TOTAL MARKET VALUE	234,636			
Interior Floo	14	CARPET 30	03	CENTRAL 100	04	AIR DUCTED 100																			SOH/AGL Deduction	0			
Air Condition	03	CENTRAL 100	04	AIR DUCTED 100																					ASSESSED VALUE	234,636			
Heating Type	04	AIR DUCTED 100																							TOTAL EXEMPTION VALUE	HX HB 50,000			
Bedrooms		3 100																							BASE TAXABLE VALUE	184,636			
Bathrooms		2 100																							TOTAL JUST VALUE	234,636			
Frame	02	WOOD FRAME 100																							NCON VALUE	137,136			
Stories	1.	1. 100																							INCOME VALUE				
Units		0 100																							PREVIOUS YEAR MKT VALUE	73,125			