

MCKENDREE GERALD THOMAS
95144 COOK RD
FERNANDINA BEACH, FL 32034

45-2N-28-5220-000K-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 1 of 2																						
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		20	FACE BRICK 100		0900	01	3,360	89.9208	112.40		377,664	2003	2003		0	0	15.00	85.00	VALUATION BY					STANDARD																												
Roof Structur		03	GABLE/HIP 100		1 SNGL FAM - 100% - 2004										Heated Area: 2912					HX Base Yr 2004					Tax Group: 4					Tax Dist:																						
Roof Cover		03	COMP SHNGL 100																BUILDING MARKET VALUE					321,014					TOTAL MARKET OB/XF VALUE																							
Interior Wall		05	DRYWALL 100																					29,560					TOTAL LAND VALUE - MARKET																							
Interior Floo		14	CARPET 80																					713,574					TOTAL MARKET VALUE																							
Interior Floo		11	CLAY TILE 20																					273,564					SOH/AGL Deduction																							
Air Condition		03	CENTRAL 100																					440,010					ASSESSED VALUE																							
Heating Type		04	AIR DUCTED 100																					55,000					TOTAL EXEMPTION VALUE																							
Bedrooms			3 100																					385,010					BASE TAXABLE VALUE																							
Bathrooms			2.5 100																					713,574					TOTAL JUST VALUE																							

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