

WARE BARRY L & JOAN M
94156 CHRISTOPHER LANE
FERNANDINA BEACH, FL 32034

45-2N-28-525C-0031-0000

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		26	AL SIDING 100		0820	02	924	107.6000	75.32	69,596	1989	1989	0	0	0	70.00	30.00	VALUATION BY		STANDARD									
Roof Structur		03	GABLE/HIP 100		1 M/H 93- - 100% - 1999													Heated Area: 924					HX Base Yr 1999						
Roof Cover		01	MINIMUM 100		146614 BAS 1998													Tax Group: 4		Tax Dist:									
Interior Wall		05	DRYWALL 100															BUILDING MARKET VALUE		20,879									
Interior Floo		14	CARPET 90															TOTAL MARKET OB/XF VALUE		18,234									
Interior Floo		08	SHT VINYL 10															TOTAL LAND VALUE - MARKET		42,230									
Air Condition		03	CENTRAL 100															TOTAL MARKET VALUE		81,343									
Heating Type		04	AIR DUCTED 100															SOH/AGL Deduction		26,297									
Bedrooms			3 100															ASSESSED VALUE		55,046									
Bathrooms			2 100															TOTAL EXEMPTION VALUE		HX HB SX		55,046							
Frame		02	WOOD FRAME 100															BASE TAXABLE VALUE		0									
Stories		1.	1. 100															TOTAL JUST VALUE		81,343									
Units			0 100		NCON VALUE		0																						
					INCOME VALUE																								
					PREVIOUS YEAR MKT VALUE		81,042																						
Quality		03	Quality Level 03																										
DOR CODE		0200	MOBILE HOME																										
MAP NUM			MKT AREA		04																								
NEIGHBORHOOD/LOC		4003.00																											
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																									
BAS	924	100	924	20,879																									
TOTALS					924		924	20,879																					
EXTRA FEATURES					94156 CHRISTOPHER LN, FERNANDINA BEACH																								
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES													
1	1242	WD DECK A	0 100	16	12	192.00	SF	10.00	10.00	100	1997	1997	3	20	384														
2	0510	GARAGE WD-	0 100	30	30	1,700.00	SF	35.00	35.00	100	2002	2002	3	30	17,850														