

LEE JAMES L & MELINDA E
95520 DOUGLAS ROAD
FERNANDINA BEACH, FL 32034

45-2N-28-550A-0001-0090

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 1 of 1										4	
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		05		AVERAGE 100		0820		02		1,612		122.0000		85.40		137,665		1986		1986		0		0		0		70.00		30.00		VALUATION BY					STANDARD				
Roof Structure		03		GABLE/HIP 100		1		M/H		93-		-		100%		-		1987		Heated Area:		1612		HX		Base Yr		1987		Tax Group: 4					Tax Dist:						
Roof Cover		12		MODULAR MT 100																												BUILDING MARKET VALUE					41,300				
Interior Wall		05		DRYWALL 100																												TOTAL MARKET OB/XF VALUE					256				
Interior Floo		08		SHT VINYL 80																												TOTAL LAND VALUE - MARKET					170,000				
Interior Floo		11		CLAY TILE 20																												TOTAL MARKET VALUE					211,556				
Air Condition		03		CENTRAL 100																												SOH/AGL Deduction					155,803				
Heating Type		04		AIR DUCTED 100																												ASSESSED VALUE					55,753				
Bedrooms				3 100																												TOTAL EXEMPTION VALUE					HX HB 30,753				
Bathrooms				3 100																												BASE TAXABLE VALUE					25,000				
Frame		02		WOOD FRAME 100																												TOTAL JUST VALUE					211,556				
Stories		1.		1. 100																												NCON VALUE					0				
Units				0 100																												INCOME VALUE									
BUD8 Adjustme		04		DIST 01 100																												PREVIOUS YEAR MKT VALUE					208,606				