

TMJS MCELWAIN TRUST/MCELWAIN TIMOTHY TRUSTEE
96311 PALM BLUFF DR
FERNANDINA BEACH, FL 32034

46-3N-28-0000-0002-0170

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		16		WD FR STUC 70		0500		01		4,066		85.5624		128.34		521,830		1995		1995		0		0		0		13.93		86.07		VALUATION BY					STANDARD												
Roof Structur		03		GABLE/HIP 100		1		SFR CUST		- 100%		- 2014				Heated Area: 3500														Tax Group: 4					Tax Dist:														
Roof Cover		03		COMP SHNGL 100																										BUILDING MARKET VALUE					449,139														
Interior Wall		05		DRYWALL 100																										TOTAL MARKET OB/XF VALUE					39,939														
Interior Floo		12		HARDWOOD 50																										TOTAL LAND VALUE - MARKET					712,512														
Interior Floo		14		CARPET 50																										TOTAL MARKET VALUE					1,201,590														
Air Condition		03		CENTRAL 100																										SOH/AGL Deduction					701,930														
Heating Type		04		AIR DUCTED 100																										ASSESSED VALUE					499,660														
Bedrooms		4		100																										TOTAL EXEMPTION VALUE					HX HB 50,000														
Bathrooms		5.5		100																										BASE TAXABLE VALUE					449,660														
Frame		02		WOOD FRAME 100																										TOTAL JUST VALUE					1,201,590														
Stories		2.		100																										NCON VALUE					0														
Units		0		100																										INCOME VALUE																			
BUD4 Adjustme		04		. 100																										PREVIOUS YEAR MKT VALUE					998,802														
Occupancy		00		NONE 100																																													
Quality		04		Quality Level 04																																													
DOR CODE		0100		SINGLE FAMILY																																													
MAP NUM				MKT AREA																																													
NEIGHBORHOOD/LOC		4020		00																																													
AREA TYPE		TOTAL GROSS AREA		PCT OF BASE		TOT ADJ AREA		SUBAREA MARKET VALUE																																									
BAS		2,571		100		2,571		283,998																																									
FGR		802		55		441		48,714																																									
FOP		417		30		125		13,808																																									
FUS		929		100		929		102,620																																									
TOTALS		4,719				4,066		449,139																																									
EXTRA FEATURES																																																	
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		0504		FP-ELECTRI		0 100		0 0		2.00		UT		2,000.00		2,000.00		100		1995		1995		3		77		3,080																					
2		0810		CONCRETE A		0 100		0 0		375.00		SF		6.50		6.50		100		1995		1995		3		70		1,706																					
3		1241		WD DECK G		0 100		12 10		120.00		UT		11.50		11.50		100		1995		1995		3		23		317																					
4		0861		POOL GUNIT		0 100		12 38		456.00		SF		85.00		85.00		100		1995		1995		3		20		7,752																					
5		0681		POLE SHED		0 100		42 26		1,092.00		SF		15.00		15.00		100		1999		1999		3		27		4,423																					
6		1126		CB/STC 8"		0 100		26 4		104.00		SF		8.00		8.00		100		1995		1995		3		70		582																					
7		1126		CB/STC 8"		0 100		32 4		128.00		SF		8.00		8.00		100		1995		1995		3		70		717																					
8		0825		BRICK		0 100		10 5		50.00		SF		12.50		12.50		100		1995		1995		3		91		569																					
9		0835		QUARY TILE		0 100		0 0		1,584.00		SF		10.00		10.00		100		1995		1995		3		70		11,088																					
10		0855		CONC PAVER		0 100		0 0		678.00		SF		10.00		10.00		100		2015		2015		3		95		6,441																					
LAND DESCRIPTION																														TOTAL OB/XF					36,675														
L N		USE CODE		CLS		LAND USE DESCRIPTION		CAP		R D		LOC ZONE		FRONT		DEPTH		TOT LND UTS		UNIT TYPE		D T		DPHT FACT		% COND		TOT ADJ		UNIT PRICE		ADJ UNIT PRICE		LAND VALUE		OTHER ADJUSTMENTS AND NOTES		YEAR		DENSITY		DECL		FRZ		YR		CONSRV	
1		000130		C		SFR WATER		100		0003		RSF-1		0.00		0.00		4.79		AC				1.00		1.00		0.85		175,000.00		148,750.00		712,512															

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