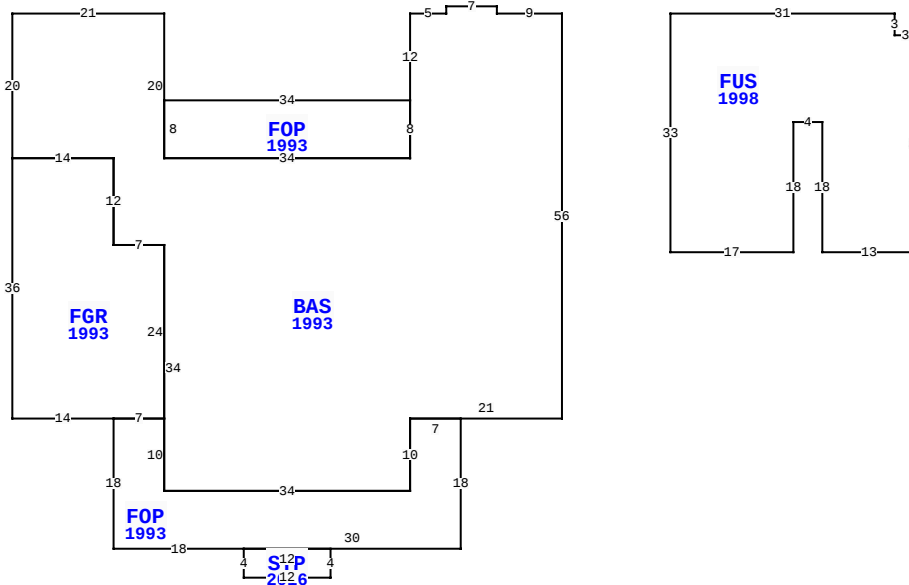


FERGUSON JONATHAN R & ASHLEY M
96225 PINEY ISLAND DR
FERNANDINA BEACH, FL 32034

2024



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	20	FACE BRICK 100	0500	01	4,906	93,7400	140.61	689,833	1990	2012	0	0	8.25	91.75	VALUATION BY STANDARD									
Roof Structure	03	GABLE/HIP 100	1 SFR CUST - 100% - 2022												Heated Area: 4292 HX Base Yr 2022									
Roof Cover	03	COMP SHNGL 100													Tax Group: 7 Tax Dist:									
Interior Wall	05	DRYWALL 100													BUILDING MARKET VALUE 632,922									
Interior Floor	12	HARDWOOD 60													TOTAL MARKET OB/XF VALUE 45,894									
Interior Floor	14	CARPET 40													TOTAL LAND VALUE - MARKET 425,000									
Air Condition	03	CENTRAL 100													TOTAL MARKET VALUE 1,103,816									
Heating Type	04	AIR DUCTED 100													SOH/AGL Deduction 216,428									
Bedrooms		5 100													ASSESSED VALUE 887,388									
Bathrooms		3.5 100													TOTAL EXEMPTION VALUE HX HB 50,000									
Frame	03	MASONRY 100													BASE TAXABLE VALUE 837,388									
Stories	1.5	1.5 100													TOTAL JUST VALUE 1,103,816									
Units		0 100	NCON VALUE 0																					
Occupancy	00	NONE 100	INCOME VALUE																					
			PREVIOUS YEAR MKT VALUE 1,065,814																					

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BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 2 of 2				7
ELEMENT		CD	CONSTRUCTION							TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT			NORM	% COND	VALUATION SUMMARY										7
																									VALUATION BY					STANDARD				
																									Tax Group: 7					Tax Dist:				
																									BUILDING MARKET VALUE					632,922				
																									TOTAL MARKET OB/XF VALUE					45,894				
																									TOTAL LAND VALUE - MARKET					425,000				
																									TOTAL MARKET VALUE					1,103,816				
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																									ASSESSED VALUE					887,388				
																									TOTAL EXEMPTION VALUE					HX HB		50,000		
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