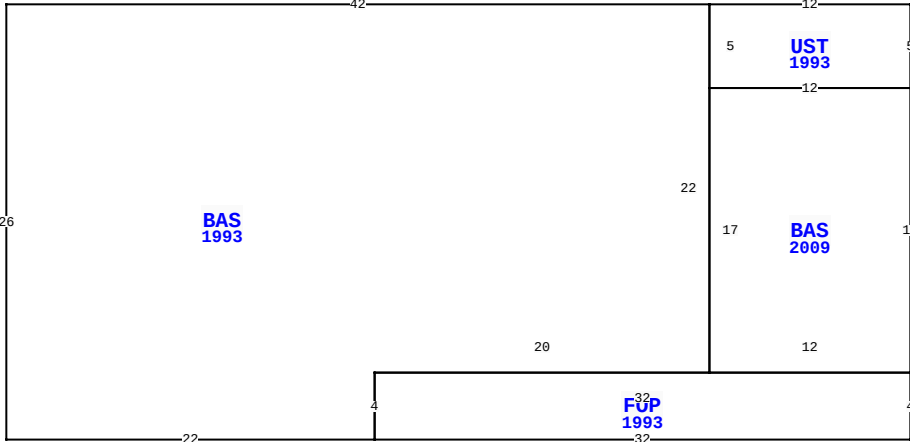


MAROTZ KYLE L/MAROTZ EDWIN H ET AL
850 CURNUTTE DR
FERNANDINA BEACH, FL 32034

00-00-30-0050-000B-0050

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		05	AVERAGE 100		0900	01	1,281	111.2800	146.89	188,166	1973	1978	0	0	0	18.75	81.25	VALUATION BY		STANDARD									
Roof Structure		03	GABLE/HIP 100		1 SNGL FAM - 100% - 2022													Heated Area: 1216					HX Base Yr 2022						
Roof Cover		03	COMP SHNGL 100																	BUILDING MARKET VALUE					152,885				
Interior Wall		05	DRYWALL 100																	TOTAL MARKET OB/XF VALUE					3,388				
Interior Floor		14	CARPET 80																	TOTAL LAND VALUE - MARKET					215,000				
Interior Floor		08	SHT VINYL 20																	TOTAL MARKET VALUE					371,273				
Air Condition		03	CENTRAL 100																	SOH/AGL Deduction					145,848				
Heating Type		04	AIR DUCTED 100																	ASSESSED VALUE					225,425				
Bedrooms			3 100																	TOTAL EXEMPTION VALUE					HX HB 50,722				
Bathrooms			1.5 100																	BASE TAXABLE VALUE					174,703				
Frame		02	WOOD FRAME 100																	TOTAL JUST VALUE					371,273				
Stories		1.	1. 100																	NCON VALUE					0				
Units		0	100		INCOME VALUE																								
BUD8 Adjustme		05	DIST 1A 100		PREVIOUS YEAR MKT VALUE					268,610																			
Occupancy		00	NONE 100																										
Quality		03	Quality Level 03																										
DOR CODE		0100	SINGLE FAMILY																										
MAP NUM			MKT AREA				02																						
NEIGHBORHOOD/LOC		2029.00																											
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																								
BAS	1,012	100	1993	1,012	120,781																								
BAS	204	100	2009	204	24,347																								
FOP	128	30	1993	38	4,535																								
UST	60	45	1993	27	3,222																								
TOTALS		1,404			1,281	152,885																							
EXTRA FEATURES					850 CURNUTTE DR, 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	0510	GARAGE WD-	0100	22	22	484.00	SF	35.00	35.00	100	1980	1980	3	20	3,388														