

J COOPER TRUST/COOPER JOHN TRUSTEE
2045 BONNIE OAKS DRIVE
FERNANDINA BEACH, FL 32034

00-00-30-0174-0008-0000

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		05		AVERAGE 80		0900		01		1,529		129.2646		170.63		260,893		1990		1990		0		0		0 16.00		84.00		VALUATION BY		STANDARD	
Exterior Wall		12		CEDAR 20		1		SNGL FAM - 100% - 2020								Heated Area: 1274										HX Base Yr 2020		Tax Group: 8		Tax Dist:			
Roof Structure		03		GABLE/HIP 100																								BUILDING MARKET VALUE		219,150			
Roof Cover		03		COMP SHNGL 100																								TOTAL MARKET OB/XF VALUE		2,410			
Interior Wall		05		DRYWALL 100																								TOTAL LAND VALUE - MARKET		140,000			
Interior Floor		14		CARPET 80																								TOTAL MARKET VALUE		361,560			
Interior Floor		08		SHT VINYL 20																								SOH/AGL Deduction		149,077			
Air Condition		03		CENTRAL 100																								ASSESSED VALUE		212,483			
Heating Type		04		AIR DUCTED 100																								TOTAL EXEMPTION VALUE		HX HB 50,722			
Bedrooms				3 100																								BASE TAXABLE VALUE		161,761			
Bathrooms				2 100																								TOTAL JUST VALUE		361,560			
Frame		02		WOOD FRAME 100																								NCON VALUE		0			
Stories		1.		1. 100																								INCOME VALUE					
Units				0 100																								PREVIOUS YEAR MKT VALUE		340,477			
Occupancy		00		NONE 100																													
Quality		06		Quality Level 06																													
DOR CODE		0100		SINGLE FAMILY																													
MAP NUM				MKT AREA																													
NEIGHBORHOOD/LOC				2012.00																													
AREA TYPE		TOTAL GROSS AREA		PCT OF BASE		YEAR		TOT ADJ AREA		SUBAREA MARKET VALUE																							
BAS		1,274		100		1993		1,274		182,602																							
FGR		400		55		1993		220		31,533																							
FOP		103		30		1993		31		4,444																							
PTO		80		5		1993		4		574																							
TOTALS		1,857						1,529		219,150																							
EXTRA FEATURES																																	