

**BRANDON MARGARET ANN L/E/
2140 EGRET LANE
FERNANDINA BEACH, FL 32034**

00-00-30-031B-0027-0000

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		PAGE 1 of 1		8	
Exterior Wall		05		AVERAGE 100		0900		01		1,629		135.4815		178.84		291,330		1986		1986		0		0		16.75		83.25		VALUATION BY		STANDARD	
Roof Structur		03		GABLE/HIP 100		1		SNGL FAM - 100% - 2002						Heated Area: 1284														Tax Group: 8		Tax Dist:			
Roof Cover		03		COMP SHNGL 100																								BUILDING MARKET VALUE		242,532			
Interior Wall		05		DRYWALL 100																								TOTAL MARKET OB/XF VALUE		3,438			
Interior Floo		14		CARPET 50																								TOTAL LAND VALUE - MARKET		200,000			
Interior Floo		15		HARDTILE 50																								TOTAL MARKET VALUE		445,970			
Air Condition		03		CENTRAL 100																								SOH/AGL Deduction		306,232			
Heating Type		04		AIR DUCTED 100																								ASSESSED VALUE		139,738			
Bedrooms				3 100																								TOTAL EXEMPTION VALUE		HX HB SX 100,722			
Bathrooms				2 100																								BASE TAXABLE VALUE		39,016			
Frame		02		WOOD FRAME 100																								TOTAL JUST VALUE		445,970			
Stories		1.		1. 100																								NCON VALUE		0			
Units		0		100																								INCOME VALUE					
BUD8 Adjustme		05		DIST 1A 100																								PREVIOUS YEAR MKT VALUE		383,972			
Occupancy		00		NONE 100																													
Quality		06		Quality Level 06																													
DOR CODE		0100		SINGLE FAMILY																													
MAP NUM				MKT AREA																													
NEIGHBORHOOD/LOC				2009.00																													
AREA TYPE		TOTAL GROSS AREA		PCT OF BASE		YEAR		TOT ADJ AREA		SUBAREA MARKET VALUE																							
BAS		1,284		100		1993		1,284		191,168																							
FGR		600		55		1993		330		49,132																							
FOP		51		30		1993		15		2,234																							
TOTALS		1,935						1,629		242,532																							
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			
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