

CREGER ROY A & ELPHA A L/E/
1951 PINE DRIVE
FERNANDINA BEACH, FL 32034

00-00-30-042C-000E-0040

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 BY		STANDARD	
Exterior Wall		19		COMMON BRK 100		0100		01		1,969		121.4220		121.42		239,076		1961		1961		0		0		0 41.50		58.50		8			
Roof Structure		03		GABLE/HIP 100		1		SINGLE FAM - 100% - 2003						Heated Area: 1826												HX Base Yr 2003							
Roof Cover		03		COMP SHNGL 100																													
Interior Wall		05		DRYWALL 100																													
Interior Floor		14		CARPET 70																													
Interior Floor		11		CLAY TILE 30																													
Air Condition		03		CENTRAL 100																													
Heating Type		04		AIR DUCTED 100																													
Bedrooms				3 100																													
Bathrooms				1.5 100																													
Frame		02		WOOD FRAME 100																													
Stories		1.		1. 100																													
Units		0		0 100																													
BUD8 Adjustme		05		DIST 1A 100																													
Occupancy		00		NONE 100																													
Quality		03		Quality Level 03																													
DOR CODE		0100		SINGLE FAMILY																													
MAP NUM				MKT AREA				02																									
NEIGHBORHOOD/LOC		2018.00																															
AREA TYPE		TOTAL GROSS AREA		PCT OF BASE		YEAR		TOT ADJ AREA		SUBAREA MARKET VALUE																							
BAS		1,826		100		1993		1,826		129,702																							
DCK		25		10		1994		2		142																							
FOP		135		30		1993		40		2,841																							
UEP		168		60		1994		101		7,174																							
TOTALS		2,154						1,969		139,859																							
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		0810		CONCRETE A		0 100		0		0		288.00		SF		6.50		6.50		100		1981		1981		3		32.5		608			
2		0510		GARAGE WD-		0 100		0		0		1,380.00		SF		35.00		35.00		100		1998		1998		3		25		12,075			