

MCALLISTER SANFORD J & EUGENE J
2921 RIVERBEND WALK
FERNANDINA BEACH, FL 32034

00-00-30-0440-0018-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY												
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1												
ELEMENT	CD									TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND											
Exterior Wall	31	HARDIE BRD 100								0500	12	3,965	176.5620	278.97	1,106,116	2023	2023	0	0	0	0.00	100.00	VALUATION BY STANDARD									
Roof Structur	03	GABLE/HIP 100								1 SFR CUST - 100% - 2024										Heated Area: 3433 HX Base Yr 2024												
Roof Cover	03	COMP SHNGL 100																		Tax Group: 2 Tax Dist:												
Interior Wall	05	DRYWALL 100																		BUILDING MARKET VALUE 1,106,116												
Interior Floo	12	HARDWOOD 70																		TOTAL MARKET OB/XF VALUE 14,960												
Interior Floo	11	CLAY TILE 30																		TOTAL LAND VALUE - MARKET 475,000												
Air Condition	03	CENTRAL 100																		TOTAL MARKET VALUE 1,596,076												
Heating Type	04	AIR DUCTED 100																		SOH/AGL Deduction 284,682												
Bedrooms		5 100																		ASSESSED VALUE 1,311,394												
Bathrooms		3.5 100																		TOTAL EXEMPTION VALUE HX HB 50,722												
Frame	02	WOOD FRAME 100																		BASE TAXABLE VALUE 1,260,672												
Stories Units	2.	2. 100 0 100																		TOTAL JUST VALUE 1,596,076												
																						NCON VALUE 0										
																						INCOME VALUE										
																						PREVIOUS YEAR MKT VALUE 1,274,435										
																						</										