

SHOEMAKER ROGER C & PAMELA S
1572 PHILIPS MANOR RD
FERNANDINA BEACH, FL 32034

00-00-30-0480-0013-0000



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	16	WD FR STUC	100							0500	01	3,168	107.1800	169.34	536,469	2003	2003	0	0	0	10.50	89.50	VALUATION BY		STANDARD																	
Roof Structure	08	IRREGULAR	100							2 SFR CUST - 100% - 2014										Heated Area: 2842		HX Base Yr 2014																				
Roof Cover	03	COMP SHNGL	100																										Tax Group: 8		Tax Dist:											
Interior Wall	05	DRYWALL	100							BUILDING MARKET VALUE		480,140																														
Interior Floor	11	CLAY TILE	50							TOTAL MARKET OB/XF VALUE		23,677																														
Interior Floor	14	CARPET	50							TOTAL LAND VALUE - MARKET		250,000																														
Air Condition	03	CENTRAL	100							TOTAL MARKET VALUE		753,817																														
Heating Type	04	AIR DUCTED	100							SOH/AGL Deduction		389,013																														
Bedrooms		5 100								ASSESSED VALUE		364,804																														
Bathrooms		3 100								TOTAL EXEMPTION VALUE		HX HB		50,722																												
Frame	02	WOOD FRAME	100							BASE TAXABLE VALUE		314,082																														
Stories	2.	2. 100								TOTAL JUST VALUE																																

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																																INCOME VALUE													
																																PREVIOUS YEAR MKT VALUE										656,592			