

HAVILAND DONN W & LISA A
1383 MISSION SAN CARLOS DR
FERNANDINA BEACH, FL 32034

00-00-30-0518-0035-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																			
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																			
ELEMENT		CD		20		FACE BRICK 100		0500		MDL		01		2,717		120.3360		EFF. BASE RATE		190.13		REPL. COST NEW		516,583		1996		1996		ECON		FNCT		0		0		21.00		79.00																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																															
Exterior Wall		03		GABLE/HIP 100		1		SFR CUST		- 100%		- 2023		Heated Area:		2231		HX Base Yr		2023		VALUATION BY		STANDARD		Tax Group: 8		Tax Dist:		408,101		6,015		350,000		764,116		146,098		618,018		55,722		562,296		764,116		0		INCOME VALUE		747,295																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																			
Roof Cover		03		COMP SHNGL 100		03		GABLE/HIP 100		1		SFR CUST		- 100%		- 2023		Heated Area:		2231		HX Base Yr		2023		VALUATION BY		STANDARD		Tax Group: 8		Tax Dist:		408,101		6,015		350,000		764,116		146,098		618,018		55,722		562,296		764,116		0		INCOME VALUE		747,295																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																															
Interior Wall		05		DRYWALL 100		03		COMP SHNGL 100		1		SFR CUST		- 100%		- 2023		Heated Area:		2231		HX Base Yr		2023		VALUATION BY		STANDARD		Tax Group: 8		Tax Dist:		408,101		6,015		350,000		764,116		146,098		618,018		55,722		562,296		764,116		0		INCOME VALUE		747,295																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																															
Interior Floo		14		CARPET 80		03		SHT VINYL 20		1		SFR CUST		- 100%		- 2023		Heated Area:		2231		HX Base Yr		2023		VALUATION BY		STANDARD		Tax Group: 8		Tax Dist:		408,101		6,015		350,000		764,116		146,098		618,018		55,722		562,296		764,116		0		INCOME VALUE		747,295																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																															
Air Condition		08		CENTRAL 100		03		SHT VINYL 20		1		SFR CUST		- 100%		- 2023		Heated Area:		2231		HX Base Yr		2023		VALUATION BY		STANDARD		Tax Group: 8		Tax Dist:		408,101		6,015		350,000		764,116		146,098		618,018		55,722		562,296		764,116		0		INCOME VALUE		747,295																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																															
Heating Type		04		AIR DUCTED 100		03		CENTRAL 100		1		SFR CUST		- 100%		- 2023		Heated Area:		2231		HX Base Yr		2023		VALUATION BY		STANDARD		Tax Group: 8		Tax Dist:		408,101		6,015		350,000		764,116		146,098		618,018		55,722		562,296		764,116		0		INCOME VALUE		747,295																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																															
Bedrooms				3 100		02		WOOD FRAME 100		1		SFR CUST		- 100%		- 2023		Heated Area:		2231		HX Base Yr		2023		VALUATION BY		STANDARD		Tax Group: 8		Tax Dist:		408,101		6,015		350,000		764,116		146,098		618,018		55,722		562,296		764,116		0		INCOME VALUE		747,295																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																															
Bathrooms				2.5 100		02		WOOD FRAME 100		1		SFR CUST		- 100%		- 2023		Heated Area:		2231		HX Base Yr		2023		VALUATION BY		STANDARD		Tax Group: 8		Tax Dist:		408,101		6,015		350,000		764,116		146,098		618,018		55,722		562,296		764,116		0		INCOME VALUE		747,295																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																															
Frame				02		WOOD FRAME 100		1		SFR CUST		- 100%		- 2023		Heated Area:		2231		HX Base Yr		2023		VALUATION BY		STANDARD		Tax Group: 8		Tax Dist:		408,101		6,015		350,000		764,116		146,098		618,018		55,722		562,296		764,116		0		INCOME VALUE		747,295																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																	
Stories		1.		1. 100		00		NONE 100		1		SFR CUST		- 100%		- 2023		Heated Area:		2231		HX Base Yr		2023		VALUATION BY		STANDARD		Tax Group: 8		Tax Dist:		408,101		6,015		350,000		764,116		146,098		618,018		55,722		562,296		764,116		0		INCOME VALUE		747,295																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																															
Units		00		NONE 100		00		NONE 100		1		SFR CUST		- 100%		- 2023		Heated Area:		2231		HX Base Yr		2023		VALUATION BY		STANDARD		Tax Group: 8		Tax Dist:		408,101		6,015		350,000		764,116		146,098		618,018		55,722		562,296		764,116		0		INCOME VALUE		747,295																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																															
Occupancy		00		NONE 100		00		NONE 100		1		SFR CUST		- 100%		- 2023		Heated Area:		2231		HX Base Yr		2023		VALUATION BY		STANDARD		Tax Group: 8		Tax Dist:		408,101		6,015		350,000		764,116		146,098		618,018		55,722		562,296		764,116		0		INCOME VALUE		747,295																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																															