

VETTER KAREN M &/BRUDER KATHERINE M
96054 OCEAN BREEZE DR
FERNANDINA BEACH, FL 32034

00-00-30-0741-0064-0000

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	STANDARD							
Exterior Wall	16	WD FR STUC 100				0500	01	3,248	116.9826	184.83	600,328	2016	2016	0	0	0	4.00	96.00	Tax Group: 8						
Roof Structur	08	IRREGULAR 100				1 SFR CUST - 100% - 0													Tax Dist:						
Roof Cover	03	COMP SHNGL 100				Heated Area: 2934													576,315						
Interior Wall	05	DRYWALL 100				HX Base Yr 2018													BUILDING MARKET VALUE						
Interior Floo	11	CLAY TILE 70																	TOTAL MARKET OB/XF VALUE						
Interior Floo	14	CARPET 30																	TOTAL LAND VALUE - MARKET						
Air Condition	03	CENTRAL 100																	TOTAL MARKET VALUE						
Heating Type	04	AIR DUCTED 100																	SOH/AGL Deduction						
Bedrooms		5 100																	ASSESSED VALUE						
Bathrooms		4 100																	TOTAL EXEMPTION VALUE						
Frame	02	WOOD FRAME 100																	BASE TAXABLE VALUE						
Stories	1.	1. 100																	TOTAL JUST VALUE						
Units		0 100																	NCON VALUE						
Occupancy	00	NONE 100																	INCOME VALUE						
																			PREVIOUS YEAR MKT VALUE						