

NOE NORMAN E II & KATHLEEN D
96046 OCEAN BREEZE DRIVE
FERNANDINA BEACH, FL 32034

00-00-30-0741-0066-0000

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		PAGE 1 of 1		8	
Exterior Wall		16		WD FR STUC 100		0500		01		2,895		115.2816		182.14		527,295		2018		2018		0		0		0		3.00		97.00		VALUATION BY		STANDARD	
Roof Structur		08		IRREGULAR 100		1		SFR CUST - 100% - 2019								Heated Area: 2547														Tax Group: 8		Tax Dist:			
Roof Cover		03		COMP SHNGL 100																										BUILDING MARKET VALUE		511,476			
Interior Wall		05		DRYWALL 100																										TOTAL MARKET OB/XF VALUE		52,202			
Interior Floo		11		CLAY TILE 60																										TOTAL LAND VALUE - MARKET		300,000			
Interior Floo		14		CARPET 40																										TOTAL MARKET VALUE		863,678			
Air Condition		03		CENTRAL 100																										SOH/AGL Deduction		323,871			
Heating Type		04		AIR DUCTED 100																										ASSESSED VALUE		539,807			
Bedrooms				3 100																										TOTAL EXEMPTION VALUE		HX HB 50,722			
Bathrooms				2.5 100																										BASE TAXABLE VALUE		489,085			
Frame		02		WOOD FRAME 100																										TOTAL JUST VALUE		863,678			
Stories		1.		1. 100																										NCON VALUE		0			
Units		00		0 100																										INCOME VALUE					
Occupancy		00		NONE 100																										PREVIOUS YEAR MKT VALUE		842,052			
Quality		04		Quality Level 04																															
DOR CODE		0100		SINGLE FAMILY																															
MAP NUM				MKT AREA																														02	
NEIGHBORHOOD/LOC				2122.00																															
AREA TYPE		TOTAL GROSS AREA		PCT OF BASE		YEAR		TOT ADJ AREA		SUBAREA MARKET VALUE																									
BAS		2,547		100		2018		2,547		449,994																									
FGR		477		55		2018		262		46,289																									
FOP		21		30		2018		6		1,060																									
FSP		200		40		2018		80		14,134																									
TOTALS		3,245						2,895		511,476																									
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		0855		CONC PAVER		0 100		0 0		496.00		SF 7.00				7.00		100		2018		2018		3		97		3,368							
2		0855		CONC PAVER		0 100		0 0		110.00		SF 7.00				7.00		100		2018		2018		3		97		747							
3		0911		SCRN RM A		0 100		0 0		752.00		SF 17.50				17.50		100		2018		2018		3		78		10,265							
4		0861		POOL GUNIT		0 100		0 0		375.00		SF 85.00				85.00		100		2018		2018		3		84		26,775							
5		0855		CONC PAVER		0 100		0 0		414.00		SF 10.00				10.00		100		2018		2018		3		97		4,016							
6		0855		CONC PAVER		0 100		0 0		60.00		SF 7.00				7.00		100		2018		2018		3		97		407							
7		0871		POOL HTR R		0 100		0 0		1.00		UT 2,000.00				2,000.00		100		2018		2018		3		78		1,560							
8		0855		CONC PAVER		0 100		12 10		120.00		SF 10.00				10.00		100		2018		2018		3		97		1,164							
9		0600		SUMMER KIT		0 100		0 0		1.00		UT 5,000.00				5,000.00		100		2018		2018		3		78		3,900							