

**PATTERSON BRYAN L/E/
800 ADAMS RD
FERNANDINA BEACH, FL 32034**

00-00-30-0840-0001-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 1 of 1				8															
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		05		AVERAGE 100		0820		02		1,437		116.8000		93.44		134,273		1975		1975		0		0		0 70.00		30.00		VALUATION BY										STANDARD									
Roof Structure		03		GABLE/HIP 100		1		M/H 93-		-		100%		2002		Heated Area: 1436				HX		Base Yr		2002						Tax Group: 8										Tax Dist:									
Roof Cover		03		COMP SHNGL 100																										BUILDING MARKET VALUE										40,282									
Interior Wall		04		PLYWOOD 100																										TOTAL MARKET OB/XF VALUE										6,559									
Interior Floor		14		CARPET 70																										TOTAL LAND VALUE - MARKET										318,600									
Interior Floor		08		SHT VINYL 30																										TOTAL MARKET VALUE										365,441									
Air Condition		03		CENTRAL 100																										SOH/AGL Deduction										297,240									
Heating Type		04		AIR DUCTED 100																										ASSESSED VALUE										68,201									
Bedrooms				3 100																										TOTAL EXEMPTION VALUE										HX HB 43,201									
Bathrooms				2 100																										BASE TAXABLE VALUE										25,000									
Frame		02		WOOD FRAME 100																										TOTAL JUST VALUE										365,441									
Stories		1.		1. 100																										NCON VALUE										0									
Units		0		100																										INCOME VALUE																			
BUD8 Adjustme		05		DIST 1A 100																										PREVIOUS YEAR MKT VALUE										325,070									
Quality		03		Quality Level 03																																													
DOR CODE		0200		MOBILE HOME																																													
MAP NUM				MKT AREA																																				02									
NEIGHBORHOOD/LOC				2001.00																																													
AREA TYPE		TOTAL GROSS AREA		PCT OF BASE		YEAR		TOT ADJ AREA		SUBAREA MARKET VALUE																																							
BAS		1,436		100		1993		1,436		40,254																																							
FOP		4		30		1993		1		28																																							
TOTALS		1,440						1,437		40,282																																							
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		0756		FEP		0 100		15		9		135.00		SF		27.00		27.00		100		1980		1980		3		20		729																			
2		0754		FOP		0 100		17		9		153.00		SF		15.00		15.00		100		1980		1980		3		20		459																			
3		0510		GARAGE WD-		0 100		0		0		380.00		SF		35.00		35.00		100		1975		1975		3		20		2,660																			
4		0810		CONCRETE A		0 100		0		0		392.00		SF		6.50		6.50		100		1988		1988		3		52		1,325																			
5		0510		GARAGE WD-		0 100		22		9		198.00		SF		35.00		35.00		100		1977		1977		3		20		1,386																			