

RINTOUL JAMES N
162 S FLETCHER AVE
FERNANDINA BEACH, FL 32034

00-00-31-1020-0029-0000

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 2		2																																																																																																																																																											
Exterior Wall		17		CB STUCCO 100		0500		01		2,078		115.5420		182.56		379,360		1947		1995		0		0		14.50		85.50		VALUATION BY				STANDARD																																																																																																																																																													
Roof Structur		03		GABLE/HIP 100		1		SFR CUST - 0% - 0								Heated Area: 1876														Tax Group: 2				Tax Dist:																																																																																																																																																													
Roof Cover		12		MODULAR MT 100																										BUILDING MARKET VALUE				324,353																																																																																																																																																													
Interior Wall		05		DRYWALL 70																										TOTAL MARKET OB/XF VALUE				7,576																																																																																																																																																													
Interior Wall		06		CUST PANEL 30																										TOTAL LAND VALUE - MARKET				1,197,000																																																																																																																																																													
Interior Floo		14		CARPET 80																										TOTAL MARKET VALUE				1,528,929																																																																																																																																																													
Interior Floo		11		CLAY TILE 20																										SOH/AGL Deduction				67,176																																																																																																																																																													
Air Condition		03		CENTRAL 100																										ASSESSED VALUE				1,461,753																																																																																																																																																													
Heating Type		04		AIR DUCTED 100																										TOTAL EXEMPTION VALUE				0																																																																																																																																																													
Bedrooms				4 100																										BASE TAXABLE VALUE				1,461,753																																																																																																																																																													
Bathrooms				3 100																										TOTAL JUST VALUE				1,528,929																																																																																																																																																													
Frame		03		MASONRY 100																										NCON VALUE				0																																																																																																																																																													
Stories		1.		1. 100																										INCOME VALUE																																																																																																																																																																	
Units				0 100																										PREVIOUS YEAR MKT VALUE				1,357,050																																																																																																																																																													
BUD8 Adjustme		02		DIST FB 100																																																																																																																																																																																											
Occupancy		00		NONE 100																																																																																																																																																																																											
Quality		03		Quality Level 03																																																																																																																																																																																											
DOR CODE		0100		SINGLE FAMILY																																																																																																																																																																																											
MAP NUM				MKT AREA																																																																																																																																																																																											
NEIGHBORHOOD/LOC				1051.00																																																																																																																																																																																											
AREA TYPE		TOTAL GROSS AREA		PCT OF BASE		YEAR		TOT ADJ AREA		SUBAREA MARKET VALUE																																																																																																																																																																																					
BAS		1,876		100		1993		1,876		292,823																																																																																																																																																																																					
UGR		450		45		1998		202		31,530																																																																																																																																																																																					
TOTALS		2,326						2,078		324,353																																																																																																																																																																																					
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		0500		FP-PRE FAB		0		0		0		1.00		UT		3,500.00		3,500.00		100		1947		1947		3		20		700																																																																																																																																																																	
2		0810		CONCRETE A		0		0		0		146.00		SF		6.50		6.50		100		1986		1986		3		47		446																																																																																																																																																																	
3		0810		CONCRETE A		0		0		20		400.00		SF		6.50		6.50		100		1995		1995		3		68		1,768																																																																																																																																																																	
4		0810		CONCRETE A		0		0		20		400.00		SF		6.50		6.50		100		1998		1998		3		73		1,898																																																																																																																																																																	
5		0810		CONCRETE A		0		0		4		40.00		SF		6.50		6.50		100		1998		1998		3		73		190																																																																																																																																																																	
6		0810		CONCRETE A		0		0		4		16.00		SF		6.50		6.50		100		1998		1998		3		73		76																																																																																																																																																																	
7		1242		WD DECK A		0		0		12		180.00		SF		4.00		4.00		100		1998		1998		3		20		144																																																																																																																																																																	
8		1241		WD DECK G		0		0		12		180.00		UT		15.53		15.53		100		1995		1995		3		20		559																																																																																																																																																																	
9		0810		CONCRETE A		0		0		20		220.00		SF		6.50		6.50		100		2010		2010		3		90		1,287																																																																																																																																																																	
10		0877		JACUZZI		0		0		0		1.00		UT		1,000.00		1,000.00		100		1995		1995		3		20		200																																																																																																																																																																	
LAND DESCRIPTION																																																																																																																																																																																															
L N		USE CODE		CLS		LAND USE DESCRIPTION		CAP		R D		LOC ZONE		FRONT		DEPTH		TOT LND UTS		UNIT TYPE		D T		DPHT FACT		% COND		TOT ADJ		UNIT PRICE		ADJ UNIT PRICE		LAND VALUE		OTHER ADJUSTMENTS AND NOTES		YEAR		DENSITY		DECL		FRZ		YR		CONSRV																																																																																																																																															
1		000120		C		RES OCEAN		0		00006		R-3		63.00		266.00		63.00		FF				1.00		1.00		1.00		19,000.00		19,000.00		1,197,000																																																																																																																																																													

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[illegible]