

LADD KAREN A
523 N FLETCHER AV
FERNANDINA BEACH, FL 32034

00-00-31-134B-0209-0000

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											
Exterior Wall		07	ASB SHNGLE 100										0900	01	1,119	99.6400	131.52	147,171	1938	1985	0	0	0	27.00	73.00	VALUATION BY											
Roof Structur		03	GABLE/HIP 100										1 SNGL FAM - 100% - 0															Heated Area: 792									
Roof Cover		03	COMP SHNGL 100										HX Base Yr															STANDARD									
Interior Wall		05	DRYWALL 100																									Tax Group: 2									
Interior Floo		12	HARDWOOD 100																									Tax Dist:									
Air Condition		02	WINDOW 100																									BUILDING MARKET VALUE									
Heating Type		02	CONVECTION 100																									TOTAL MARKET OB/XF VALUE									
Bedrooms		2	100																									TOTAL LAND VALUE - MARKET									
Bathrooms		1	100																									TOTAL MARKET VALUE									
Frame		02	WOOD FRAME 100																									SOH/AGL Deduction									
Stories		1.	1. 100																									ASSESSED VALUE									
Units		0	100																									TOTAL EXEMPTION VALUE									
BUD8 Adjustme		02	DIST FB 100																									BASE TAXABLE VALUE									
Occupancy		00	NONE 100																									TOTAL JUST VALUE									
																												NCON VALUE									
																												INCOME VALUE									
																												PREVIOUS YEAR MKT VALUE									
Quality		03	Quality Level 03																																		
DOR CODE		0100	SINGLE FAMILY																																		
MAP NUM			MKT AREA																									01									
NEIGHBORHOOD/LOC		1041.00																																			
AREA TYPE			TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																														
BAS		792	100	1993	792	76,040																															
FEP		192	80	1993	154	14,785																															
FEP		216	80	1993	173	16,610																															