

PETERSON JEFFREY & GHERETEIN KLINE
806 AMELIA DR
FERNANDINA BEACH, FL 32034

00-00-31-1380-0001-0050

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 1 of 1											
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		10		ABOVE AVG 50		0900		01		2,954		124.4250		164.24		485,165		2004		2004		0		0		0		9.75		90.25		VALUATION BY									
Exterior Wall		23		REINF CONC 50		1		SNGL FAM - 100% - 2025								Heated Area: 2488																STANDARD									
Roof Structur		08		IRREGULAR 100																												Tax Group: 2									
Roof Cover		03		COMP SHNGL 100																												Tax Dist:									
Interior Wall		05		DRYWALL 100																												BUILDING MARKET VALUE									
Interior Floo		12		HARDWOOD 100																												TOTAL MARKET OB/XF VALUE									
Air Condition		03		CENTRAL 100																												TOTAL LAND VALUE - MARKET									
Heating Type		04		AIR DUCTED 100																												TOTAL MARKET VALUE									
Bedrooms				3 100																												SOH/AGL Deduction									
Bathrooms				2.5 100																												ASSESSED VALUE									
Bathrooms		02		WOOD FRAME 100																												TOTAL EXEMPTION VALUE									
Frame																																BASE TAXABLE VALUE									
Stories		2.		2. 100																												TOTAL JUST VALUE									
Units		0		0 100																												NCON VALUE									
Occupancy		00		NONE 100																												INCOME VALUE									
																																PREVIOUS YEAR MKT VALUE									