

KNIGHT PHILLIP & CHRISTIE
350 POTTERS MILL TRL
PONTE VEDRA, FL 32081

00-00-31-1430-0001-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 1 of 1		2
ELEMENT	CD	CONSTRUCTION		TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY												VALUATION BY		STANDARD	
Exterior Wall	16	WD FR STUC 100		2700	01	2,248	109.7600	144.88	325,690	1987	1992	0	0	0	16.00	84.00	Tax Group: 2												Tax Dist:		273,580	
Roof Structur	03	GABLE/HIP 100		1 DUPLEX - 0% - 2025												Heated Area: 2248												BUILDING MARKET VALUE		7,075		
Roof Cover	03	COMP SHNGL 100		HXB												APT												TOTAL MARKET OB/XF VALUE		137,500		
Interior Wall	05	DRYWALL 100		26												26												TOTAL LAND VALUE - MARKET		418,155		
Interior Floo	14	CARPET 80		37												37												TOTAL MARKET VALUE		0		
Interior Floo	08	SHT VINYL 20		46												46												SOH/AGL Deduction		418,155		
Air Condition	03	CENTRAL 100		8												8												ASSESSED VALUE		0		
Heating Type	04	AIR DUCTED 100		9												9												TOTAL EXEMPTION VALUE		418,155		
Bedrooms		4 100		18												18												BASE TAXABLE VALUE		418,155		
Bathrooms		4 100		9												9												TOTAL JUST VALUE		0		
Bathrooms Frame	02	WOOD FRAME 100		HXB												APT												NCON VALUE		418,155		
Stories	1.	1. 100		18												18																
Units		0 100																														
BUD8 Adjustme	02	DIST FB 100																														
Occupancy	00	NONE 100																														
Quality				03	Quality Level 03																											
DOR CODE				0800	MULTI-FAMILY																											
MAP NUM					MKT AREA		01																									
NEIGHBORHOOD/LOC				1026.00																												
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																											
APT	1,124	100	1993	1,124	136,790																											
HXB	1,124	100	1993	1,124	136,790																											
TOTALS				2,248			2,248	273,580																								
EXTRA FEATURES				913 S 18TH ST A&B, FERNANDINA BEACH																												
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	0810	CONCRETE A		0	0	0	1,400.00	SF	6.50	6.50	100	1987	1987	3	49.5	4,505																
2	0810	CONCRETE A		0	0	0	330.00	SF	6.50	6.50	100	1987	1987	3	49.5	1,062																
3	0810	CONCRETE A		0	0	10	100.00	SF	6.50	6.50	100	1987	1987	3	49.5	322																
4	0810	CONCRETE A		0	0	10	100.00	SF	6.50	6.50	100	1987	1987	3	49.5	322																
5	0940	SHEDS/PORT		0	0	12	144.00	SF	30.00	30.00	100	1988	1988	3	20	864																
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