

MICHAELS JAMES & ANDREA
2151 SW 98TH TER
DAVIE, FL 33324

00-00-31-147G-0048-0000

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		05	AVERAGE 70		0900	01	1,973	123.6466	163.21	322,013	1991	1991		0		0	15.80	84.20	VALUATION BY					STANDARD															
Exterior Wall		12	CEDAR 30		1 SNGL FAM - 0% - 0										Heated Area: 1568					HX Base Yr					Tax Group: 2					Tax Dist:									
Roof Structur		08	IRREGULAR 100																	BUILDING MARKET VALUE					271,135														
Roof Cover		03	COMP SHNGL 100																	TOTAL MARKET OB/XF VALUE					4,824														
Interior Wall		05	DRYWALL 100																	TOTAL LAND VALUE - MARKET					200,000														
Interior Floo		14	CARPET 70																	TOTAL MARKET VALUE					475,959														
Interior Floo		11	CLAY TILE 30																	SOH/AGL Deduction					33,152														
Air Condition		03	CENTRAL 100																	ASSESSED VALUE					442,807														
Heating Type		04	AIR DUCTED 100																	TOTAL EXEMPTION VALUE					0														
Bedrooms			3 100																	BASE TAXABLE VALUE					442,807														
Bathrooms			2 100																	TOTAL JUST VALUE					475,959														
Frame		02	WOOD FRAME 100																	NCON VALUE					0														
Stories		1.	1. 100		INCOME VALUE																																		
Units			0 100		PREVIOUS YEAR MKT VALUE					412,738																													
Occupancy		00	NONE 100																																				
Quality		05	Quality Level 05																																				
DOR CODE		0100	SINGLE FAMILY																																				
MAP NUM			MKT AREA		01																																		
NEIGHBORHOOD/LOC		1030.00																																					
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																																		
BAS	1,568	100	1993	1,568	215,479																																		
FGR	504	55	1993	277	38,066																																		
FOP	70	30	1993	21	2,886																																		
FSP	268	40	1995	107	14,704																																		
TOTALS		2,410		1,973	271,135																																		
EXTRA FEATURES					2129 N NATURES GATE CT, 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	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1991	1991	3	68	2,380																							
2	0811	CONCRETE B	0	0	0	0	790.00	SF	5.20	5.20	100	1991	1991	3	59.5	2,444																							