

PLIML GEORGE J TRUST/PLIML GEORGE J TRUSTEE
812 SOUTH FLETCHER AVE
FERNANDINA BEACH, FL 32034

00-00-31-1520-0007-0080

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											
Exterior Wall		10		ABOVE AVG 100		0500		01		2,023		122.8626		194.12		392,705		1996		1996		0		0		0		13.50		86.50		VALUATION BY					STANDARD				
Roof Structure		03		GABLE/HIP 100		1		SFR CUST		- 0%		- 0				Heated Area: 1686																Tax Group: 2					Tax Dist:				
Roof Cover		03		COMP SHNGL 100																												BUILDING MARKET VALUE					339,690				
Interior Wall		05		DRYWALL 100																												TOTAL MARKET OB/XF VALUE					5,753				
Interior Floor		11		CLAY TILE 80																												TOTAL LAND VALUE - MARKET					1,425,000				
Interior Floor		14		CARPET 20																												TOTAL MARKET VALUE					1,770,443				
Air Condition		03		CENTRAL 100																												SOH/AGL Deduction					454,109				
Heating Type		04		AIR DUCTED 100																												ASSESSED VALUE					1,316,334				
Bedrooms				2 100																												TOTAL EXEMPTION VALUE					0				
Bathrooms				2 100																												BASE TAXABLE VALUE					1,316,334				
Frame		07		SPECIAL 100																												TOTAL JUST VALUE					1,770,443				
Stories		2.5		2.5 100																												NCON VALUE					0				
Units				0 100																												INCOME VALUE									
Occupancy		00		NONE 100																												PREVIOUS YEAR MKT VALUE					1,567,763				
Quality		04		Quality Level 04																																					
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																															
BAL		700		15		1996		105		17,631																															
BAS		1,080		100		1996		1,080		181,347																															
FOP		18		30		1996		5		840																															
FUS		606		100		1996		606		101,756																															
UGR		504		45		1996		227		38,116																															
TOTALS		2,908						2,023		339,690																															
EXTRA FEATURES																																									
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