

2744 OCEAN LLC
P O BOX 16138
FERNANDINA BEACH, FL 32035

00-00-31-1550-0025-0000

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	16	WD FR STUC 50								2700	01	1,828	120.2250	158.70	290,104	1981	1981	0	0	0	21.50	78.50	VALUATION BY		STANDARD																				
Exterior Wall	17	CB STUCCO 50								1 DUPLEX - 0% - 0												Tax Group: 2		Tax Dist:																					
Roof Structure	03	GABLE/HIP 100								Heated Area: 1758												BUILDING MARKET VALUE		236,594																					
Roof Cover	03	COMP SHNGL 100								HX Base Yr												TOTAL MARKET OB/XF VALUE		2,585																					
Interior Wall	05	DRYWALL 100																				TOTAL LAND VALUE - MARKET		300,000																					
Interior Floor	14	CARPET 80																				TOTAL MARKET VALUE		539,179																					
Interior Floor	08	SHT VINYL 20																				SOH/AGL Deduction		192,639																					
Air Condition	03	CENTRAL 100																				ASSESSED VALUE		346,540																					
Heating Type	04	AIR DUCTED 100																				TOTAL EXEMPTION VALUE		0																					
Bedrooms		5 100																				BASE TAXABLE VALUE		346,540																					
Bathrooms		4 100																				TOTAL JUST VALUE		539,179																					

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