

KOVALCIK JEROME & BETTY
2609 COUNTESS OF EGMONT ST
FERNANDINA BEACH, FL 32034

00-00-31-1640-000C-0080



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					PAGE 1 of 1												
Exterior Wall		10	ABOVE AVG 80		0500	01	2,946	119.4270	188.69	555,881	2010	2010	0	0	6.60	93.40	VALUATION BY					STANDARD												
Exterior Wall		14	WD SHINGLE 20		1 SFR CUST - 100% - 2011										Heated Area: 2355										HX Base Yr 2011									
Roof Structur		08	IRREGULAR 100												BUILDING MARKET VALUE										519,193									
Roof Cover		03	COMP SHNGL 80												TOTAL MARKET OB/XF VALUE										44,983									
Roof Cover		11	SLATE 20												TOTAL LAND VALUE - MARKET										425,250									
Interior Wall		05	DRYWALL 100												TOTAL MARKET VALUE										989,426									
Interior Floo		12	HARDWOOD 70												SOH/AGL Deduction										543,656									
Interior Floo		14	CARPET 30												ASSESSED VALUE										445,770									
Air Condition		03	CENTRAL 100												TOTAL EXEMPTION VALUE										50,722									
Heating Type		04	AIR DUCTED 100												BASE TAXABLE VALUE										395,048									
Bedrooms			3 100												TOTAL JUST VALUE										989,426									
Bathrooms			2.5 100												NCON VALUE										0									
Frame		02	WOOD FRAME 100		INCOME VALUE																													
Stories		1.5	1.5 100		PREVIOUS YEAR MKT VALUE										805,278																			
Units			0 100																															
Occupancy		00	NONE 100																															
Quality		05	Quality Level 05																															
DOR CODE		0100	SINGLE FAMILY																															
MAP NUM			MKT AREA		01																													
NEIGHBORHOOD/LOC		1083.00																																
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																													
BAS	1,659	100	2010	1,659	292,377																													
FGR	622	55	2010	342	60,273																													
FOP	304	30	2010	91	16,038																													
FSP	360	40	2010	144	25,378																													
FUS	696	100	2010	696	122,660																													
PTO	40	5	2010	2	352																													
STR	21	10	2010	2	352																													
STR	32	10	2010	3	529																													
UST	16	45	2010	7	1,234																													
TOTALS		3,750			2,946	519,193																												
EXTRA FEATURES		2609 COUNTESS OF EGMONT ST, 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	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	2010	2010	3	93	3,255																			
2	0855	CONC PAVER	0 100	38	18	684.00	SF	10.00	10.00	100	2010	2010	3	90	6,156																			
3	0855	CONC PAVER	0 100	30	4	120.00	SF	10.00	10.00	100	2010	2010	3	90	1,080																			
4	0855	CONC PAVER	0 100	30	4	120.00	SF	10.00	10.00	100	2010	2010	3	90	1,080																			
5	0861	POOL GUNIT	0 100	25	12	300.00	SF	85.00	85.00	100	2010	2010	3	56	14,280																			
6	0871	POOL HTR R	0 100	0	0	1.00	UT	4,000.00	4,000.00	100	2010	2010	3	40	1,600																			
7	0855	CONC PAVER	0 100	0	0	647.00	SF	10.00	10.00	100	2010	2010	3	90	5,823																			
8	0462	ST/AL FNC	0 100	340	6	2,040.00	SF	10.00	10.00	100	2010	2010	3	56	11,424																			
9	0810	CONCRETE A	0 100	11	3	33.00	SF	6.50	6.50	100	2010	2010	3	90	193																			
10	1242	WD DECK A	0 100	7	3	21.00	SF	11.00	11.00	100	2010	2010	3	40	92																			
LAND DESCRIPTION										TOTAL OB/XF										44,983														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV										
1	000100	C	RES	100	0006	R-1	0.00	0.00	1.00	LT		1.00	1.00	1.05	405,000.00	425,250.00	425,250																	