

BROWN ROBERT A & EILEEN F
2768 JEAN LAFITTE DR
FERNANDINA BEACH, FL 32034

00-00-31-1676-0028-0000



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 80		0500		01		3,039		117.6956		185.96		565,132		2000		2000		0		0		0		12.00		88.00		VALUATION BY																	
Exterior Wall		23		REINF CONC 20		1		SFR CUST - 100% - 2001								Heated Area: 2460																STANDARD																	
Roof Structur		08		IRREGULAR 100																												Tax Group: 2																	
Roof Cover		03		COMP SHNGL 100																												Tax Dist:																	
Interior Wall		05		DRYWALL 100																												BUILDING MARKET VALUE																	
Interior Floo		14		CARPET 70																												TOTAL MARKET OB/XF VALUE																	
Interior Floo		15		HARDTILE 30																												TOTAL MARKET VALUE																	
Air Condition		03		CENTRAL 100																												SOH/AGL Deduction																	
Heating Type		04		AIR DUCTED 100																												ASSESSED VALUE																	
Bedrooms		4		100																												TOTAL EXEMPTION VALUE																	
Bathrooms		3		100																												BASE TAXABLE VALUE																	
Frame		02		WOOD FRAME 100																												TOTAL JUST VALUE																	
Stories		1.		1. 100																												NCON VALUE																	
Units		00		NONE 100																												INCOME VALUE																	
Occupancy		00		NONE 100																												PREVIOUS YEAR MKT VALUE																	
Quality		05		Quality Level 05																												723,322																	
DOR CODE		0100		SINGLE FAMILY																																													
MAP NUM				MKT AREA																																													
NEIGHBORHOOD/LOC				1080.00																																													
AREA TYPE		TOTAL GROSS AREA		PCT OF BASE		YEAR		TOT ADJ AREA		SUBAREA MARKET VALUE																																							
BAS		2,460		100		2000		2,460		402,567																																							
FGR		762		55		2000		419		68,567																																							
FOP		208		30		2000		62		10,146																																							
FOP		314		30		2000		94		15,382																																							
PTO		80		5		2000		4		655																																							
TOTALS		3,824						3,039		497,316																																							
EXTRA FEATURES																																																	
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		0962		SKYLIGHT		0 100		0 0		2.00		UT		250.00		250.00		100		2000		2000		3		77		385																					
2		0819		CONC 12"		0 100		2 9		18.00		SF		9.50		9.50		100		2000		2000		3		77		132																					
3		0810		CONCRETE A		0 100		56 3		168.00		SF		6.50		6.50		100		2000		2000		3		77		841																					
4		0810		CONCRETE A		0 100		66 17		1,122.00		SF		6.50		6.50		100		2000		2000		3		77		5,616																					
5		0810		CONCRETE A		0 100		3 4		12.00		SF		6.50		6.50		100		2000		2000		3		77		60																					
6		1242		WD DECK A		0 100		3 3		9.00		SF		10.00		10.00		100		2000		2000		3		20		18																					
7		1242		WD DECK A		0 100		5 8		40.00		SF		10.00		10.00		100		2000		2000		3		20		80																					
8		1242		WD DECK A		0 100		5 12		60.00		SF		10.00		10.00		100		2000		2000		3		20		120																					
9		0910		SCRN RM L		0 100		0 0		813.00		SF		15.00		15.00		100		2000		2000		3		20		2,439																					
10		0861		POOL GUNIT		0 100		0 0		325.00		SF		85.00		85.00		100		2000		2000		3		23		6,354																					
LAND DESCRIPTION																																																	
L N		USE CODE		CLS		LAND USE DESCRIPTION		CAP		R D		LOC ZONE		FRONT		DEPTH		TOT LND UTS		UNIT TYPE		D T		DPHT 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				R-1		0.00		0.00		1.00		LT				1.00		1.00		1.00		300,000.00		300,000.00		300,000															

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