

**FRENCH SUSAN N L/E/
360 MAGNOLIA ST
FERNANDINA BEACH, FL 32034**

00-00-31-1800-0190-0010

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		8			
Exterior Wall		05		AVERAGE 100		0100		01		1,237		116.0700		116.07		143,579		1956		1970		0		0		20.75		79.25					
Roof Structure		03		GABLE/HIP 100		1		SINGLE FAM - 100% - 0								Heated Area: 1120																	
Roof Cover		12		MODULAR MT 100																													
Interior Wall		05		DRYWALL 100																													
Interior Floor		12		HARDWOOD 50																													
Interior Floor		14		CARPET 50																													
Air Condition		03		CENTRAL 100																													
Heating Type		04		AIR DUCTED 100																													
Bedrooms				3 100																													
Bathrooms				1 100																													
Frame		02		WOOD FRAME 100																													
Stories		1.		1. 100																													
Units				0 100																													
BUD8 Adjustme		05		DIST 1A 100																													
Occupancy		00		NONE 100																													
Quality		03		Quality Level 03																													
DOR CODE		0100		SINGLE FAMILY																													
MAP NUM				MKT AREA				02																									
NEIGHBORHOOD/LOC				2017.00																													
AREA TYPE		TOTAL GROSS AREA		PCT OF BASE		YEAR		TOT ADJ AREA		SUBAREA MARKET VALUE																							
BAS		984		100		1993		984		90,514																							
BAS		136		100		1994		136		12,510																							
UCP		440		20		1993		88		8,095																							
UST		64		45		1993		29		2,668																							
TOTALS		1,624						1,237		113,786																							
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		0810		CONCRETE A		0 100		3		20		60.00		SF		6.50		6.50		100		1956		1956		3		20		78			
2		0810		CONCRETE A		0 100		4		8		32.00		SF		6.50		6.50		100		1956		1956		3		20		42			
3		0810		CONCRETE A		0 100		5		5		25.00		SF		6.50		6.50		100		1956		1956		3		20		33			