

MITCHELL DONNA J LIVING TRUST
1852 DRURY ROAD
FERNANDINA BEACH, FL 32034

00-00-31-1800-0192-0080

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		8	
Exterior Wall		25		MOD METAL 100		0820		02		1,265		103.0000		82.40		104,236		1979		1990		0		0		0		70.00		30.00		VALUATION BY		STANDARD	
Roof Structure		01		FLAT 100		1		M/H 93-		- 0%		- 0		Heated Area: 1265		HX Base Yr														Tax Group: 8		Tax Dist:			
Roof Cover		11		SLATE 100																								BUILDING MARKET VALUE		31,271					
Interior Wall		04		PLYWOOD 50																								TOTAL MARKET OB/XF VALUE		384					
Interior Wall		05		DRYWALL 50																								TOTAL LAND VALUE - MARKET		130,000					
Interior Floor		08		SHT VINYL 50																								TOTAL MARKET VALUE		161,655					
Interior Floor		14		CARPET 50																								SOH/AGL Deduction		62,213					
Air Condition		03		CENTRAL 100																								ASSESSED VALUE		99,442					
Heating Type		04		AIR DUCTED 100																								TOTAL EXEMPTION VALUE		0					
Bedrooms				3 100																								BASE TAXABLE VALUE		99,442					
Bathrooms				2 100																								TOTAL JUST VALUE		161,655					
Frame		02		WOOD FRAME 100																								NCON VALUE		0					
Stories		1.		1. 100																								INCOME VALUE							
Units				0 100																								PREVIOUS YEAR MKT VALUE		127,746					
BUD8 Adjustme		05		DIST 1A 100																															
Quality		03		Quality Level 03																															
DOR CODE		0200		MOBILE HOME																															
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		1,265		100		1993		1,265		31,271																									
TOTALS		1,265						1,265		31,271																									
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		1242		WD DECK A		0 0		16 8		128.00		SF		10.00		10.00		100		2002		2002		3		20		256							
2		1242		WD DECK A		0 0		8 8		64.00		SF		10.00		10.00		100		2002		2002		3		20		128							