

COTTER ELIZA
60 MARSH CREEK ROAD
FERNANDINA BEACH, FL 32034

01-6N-29-1330-0195-0000

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 100		0500		01		6,155		115.7100		182.82		1,125,257		1982		1992		0		0		16.00		84.00		VALUATION BY					STANDARD				
Roof Structur		03		GABLE/HIP 100		1		SFR CUST		- 0%		- 0				Heated Area: 5031						HX Base Yr								Tax Group: 5					Tax Dist:				
Roof Cover		03		COMP SHNGL 100																										BUILDING MARKET VALUE					945,216				
Interior Wall		05		DRYWALL 100																										TOTAL MARKET OB/XF VALUE					63,923				
Interior Floo		12		HARDWOOD 50																										TOTAL LAND VALUE - MARKET					1,062,500				
Interior Floo		15		HARDTILE 50																										TOTAL MARKET VALUE					2,071,639				
Air Condition		03		CENTRAL 100																										SOH/AGL Deduction					72,707				
Heating Type		04		AIR DUCTED 100																										ASSESSED VALUE					1,998,932				
Bedrooms				3 100																										TOTAL EXEMPTION VALUE					0				
Bathrooms				4.5 100																										BASE TAXABLE VALUE					1,998,932				
Frame		02		WOOD FRAME 100																										TOTAL JUST VALUE					2,071,639				
Stories		2.		2. 100																										NCON VALUE					0				
Units				0 100																										INCOME VALUE									
BUD8 Adjustme		05		DIST 1A 100																										PREVIOUS YEAR MKT VALUE					1,904,313				
Occupancy		00		NONE 100																																			
Quality		04		Quality Level 04																																			
DOR CODE		0100		SINGLE FAMILY																																			
MAP NUM				MKT AREA																															10				
NEIGHBORHOOD/LOC				10001.00																																			
AREA TYPE		TOTAL GROSS AREA		PCT OF BASE		YEAR		TOT ADJ AREA		SUBAREA MARKET VALUE																													
BAS		2,032		100		1993		2,032		312,052																													
BAS		1,309		100		1999		1,309		201,021																													
FGR		299		55		1993		164		25,185																													
FGR		1,042		55		1999		573		87,995																													
FST		128		55		1999		70		10,749																													
FUS		280		100		1993		280		43,000																													
FUS		1,410		100		1999		1,410		216,532																													
UOP		1,016		20		1993		203		31,174																													
UOP		571		20		1999		114		17,506																													
TOTALS		8,087						6,155		945,216																													
EXTRA FEATURES																																							