

LOT 3 IN OR 851/1326
(EX CNSVTN ESMT'S PT
OR 1628/83 & PT OR 1791/376)

PREIK REINHOLD A & JENNIFER R
7 SOUND POINT COURT
FERNANDINA BEACH, FL 32034

2025

03-6N-29-0SPC-0003-0000



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																			
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 2																			
ELEMENT	CD									TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND																	
Exterior Wall	20	FACE BRICK 90								0500	11	9,400	139.7127	220.75	2,075,050	1999	1999	0	0	0	18.08	81.92	VALUATION BY																
Exterior Wall	10	ABOVE AVG 10								1 SFR CUST - 100% - 2001										Heated Area: 7056										HX Base Yr 2001									
Roof Structure	08	IRREGULAR 100																												Tax Group: 5									
Roof Cover	03	COMP SHNGL 100																												Tax Dist:									
Interior Wall	05	DRYWALL 100																												BUILDING MARKET VALUE									
Interior Floo	11	CLAY TILE 60																												TOTAL MARKET OB/XF VALUE									
Interior Floo	14	CARPET 40																												TOTAL LAND VALUE - MARKET									
Air Condition	03	CENTRAL 100																												TOTAL MARKET VALUE									
Heating Type	04	AIR DUCTED 100																												SOH/AGL Deduction									
Bedrooms	4	100																												ASSESSED VALUE									
Bathrooms	6	100																												TOTAL EXEMPTION VALUE									
Frame	02	WOOD FRAME 100																												BASE TAXABLE VALUE									
Stories	3.	3. 100																												TOTAL JUST VALUE									
Units	0	100																												NCON VALUE									
																						INCOME VALUE																	
																						PREVIOUS YEAR MKT VALUE																	

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