

STEWART ROBERT T & PATRICIA S L/E/
86192 HAMPTON BAYS DRIVE
FERNANDINA BEACH, FL 32034

12-2N-27-1460-0133-0000

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		PAGE 1 of 1			
Exterior Wall		16		WD FR STUC 100		0900		01		2,640		119.5488		157.80		416,592		2002		2007		0		0		8.50		91.50		4			
Roof Structur		08		IRREGULAR 100		1		SNGL FAM - 100% - 2022		Heated Area: 2305				HX Base Yr 2022																			
Roof Cover		03		COMP SHNGL 100																													
Interior Wall		05		DRYWALL 100																													
Interior Floo		12		HARDWOOD 80																													
Interior Floo		11		CLAY TILE 20																													
Air Condition		03		CENTRAL 100																													
Heating Type		04		AIR DUCTED 100																													
Bedrooms				4 100																													
Bathrooms				3 100																													
Frame		02		WOOD FRAME 100																													
Stories		1.		1. 100																													
Units		0		0 100																													
Occupancy		00		NONE 100																													
Quality		04		Quality Level 04																													
DOR CODE		0100		SINGLE FAMILY																													
MAP NUM				MKT AREA																													
NEIGHBORHOOD/LOC				4043.00																													
AREA TYPE		TOTAL GROSS AREA		PCT OF BASE		YEAR		TOT ADJ AREA		SUBAREA MARKET VALUE																							
BAS		2,305		100		2002		2,305		332,812																							
FGR		506		55		2002		278		40,139																							
FOP		58		30		2002		17		2,455																							
FOP		132		30		2002		40		5,775																							
TOTALS		3,001						2,640		381,182																							
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		0500		FP-PRE FAB		0 100		0		0		1.00		UT		3,500.00		3,500.00		100		2002		2002		3		85		2,975			
2		0855		CONC PAVER		0 100		0		0		718.00		SF		10.00		10.00		100		2017		2017		3		96		6,893			
3		1125		CB/STC 6"		0 100		0		0		56.00		SF		7.35		7.35		100		2002		2002		3		80		329			