

SIMINSKI PHILIP & BEVERLY
85042 SAGONACK DRIVE
FERNANDINA BEACH, FL 32034

12-2N-27-1460-0537-0000



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			
Exterior Wall		16		WD FR STUC 100		0900		01		2,270		118.5408		156.47		355,187		2006		2006		0		0		9.00		91.00			
Roof Structur		08		IRREGULAR 100		1		SNGL FAM - 100% - 2011								Heated Area: 1893										HX Base Yr 2011					
Roof Cover		03		COMP SHNGL 100																											
Interior Wall		05		DRYWALL 100																											
Interior Floo		14		CARPET 60																											
Interior Floo		11		CLAY TILE 40																											
Air Condition		03		CENTRAL 100																											
Heating Type		04		AIR DUCTED 100																											
Bedrooms				3 100																											
Bathrooms				2 100																											
Frame		02		WOOD FRAME 100																											
Stories		1.		1. 100																											
Units		00		0 100																											
Occupancy		00		NONE 100																											
Quality		04		Quality Level 04																											
DOR CODE		0100		SINGLE FAMILY																											
MAP NUM				MKT AREA				04																							
NEIGHBORHOOD/LOC		4043.00																													
AREA TYPE		TOTAL GROSS AREA		PCT OF BASE		YEAR		TOT ADJ AREA		SUBAREA MARKET VALUE																					
BAS		1,893		100		2006		1,893		269,540																					
FGR		566		55		2006		311		44,282																					
FOP		53		30		2006		16		2,279																					
FOP		166		30		2006		50		7,120																					
TOTALS		2,678						2,270		323,220																					
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		2006		2006		3		89		3,115			
2		0811		CONCRETE B		0 100		0 0		1,273.00		SF		5.20		5.20		100		2006		2006		3		86		5,693			
3		0877		JACUZZI		0 100		0 0		1.00		UT		1,000.00		1,000.00		100		2011		2011		3		45		450			
4		0911		SCRN RM A		0 100		31 11		341.00		SF		17.50		17.50		100		2011		2011		3		45		2,685			
5		0845		KOOL DECK		0 100		0 0		279.00		SF		7.25		7.25		100		2011		2011		3		91		1,841			
6		0871		POOL HTR R		0 100		0 0		1.00		UT		2,000.00		2,000.00		100		2011		2011		3		45		900			
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