

MAGNUS-SHARPE MARC STEVEN & SARAH
85466 SAGAPONACK DR
FERNANDINA BEACH, FL 32034

12-2N-27-1460-0569-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1									
ELEMENT	CD									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	2,555	113.8032	150.22	383,812	2006	2006	0	0	0	9.00	91.00							
Roof Structur	08	IRREGULAR 100								1 SNGL FAM - 100% - 2025														Heated Area: 2202		HX Base Yr 2025			
Roof Cover	03	COMP SHNGL 100																											