

FITZGERLAD WILLIAM BERNARD/DUNKEL ELIZABETH CHRIST
95052 HITHER HILLS WAY
FERNANDINA BEACH, FL 32034

12-2N-27-1462-0056-0000



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY													
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1													
ELEMENT		CD		16		WD FR STUC 100		0900		01		2,282		109.3925		144.40		329,521		2005		2005		0		0		0		9.50		90.50	
Exterior Wall		08		IRREGULAR 100		1		SNGL FAM - 100% - 2025										Heated Area: 1971												HX Base Yr 2025			
Roof Cover		03		COMP SHNGL 100		4		PTO 2005		15		4		25																			
Interior Wall		05		DRYWALL 100		7		FSP 2005		15		7																					
Interior Floor		11		CLAY TILE 50																													
Interior Floor		14		CARPET 50																													
Air Condition		03		CENTRAL 100																													
Heating Type		04		AIR DUCTED 100																													
Bedrooms				4 100																													
Bathrooms				2 100																													
Frame		02		WOOD FRAME 100																													
Stories		1.		1. 100																													
Units		00		0 100																													
Occupancy		00		NONE 100																													
Quality		02		Quality Level 02																													
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		1,971		100		2005		1,971		257,574																							
FGR		462		55		2005		254		33,194																							
FOP		40		30		2005		12		1,568																							
FSP		105		40		2005		42		5,489																							
PTO		60		5		2005		3		392																							
TOTALS		2,638						2,282		298,217																							
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		0811		CONCRETE B		0 100		0 0		511.00		SF		5.20		5.20		100		2005		2005		3		84		2,232					