

HARKINS KENNETH R & ANNE MARIE
85137 MAJESTIC WALK BLVD
FERNANDINA BEACH, FL 32034

13-2N-27-0720-0125-0000



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																																																																																																																							
ELEMNT										CD										PAGE 1 of 1																																																																																																																							
CONSTRUCTION										VALUATION SUMMARY										4																																																																																																																							
Exterior Wall										16 WD FR STUC 100										TYPE										MDL										EFF. AREA										TOT ADJ PTS										EFF. BASE RATE										REPL. COST NEW										AYB										EYB										ECON										FNCT										NORM										% COND									
Roof Structur										08 IRREGULAR 100										0900										01										2,615										109.6320										144.71										378,417										2010										2010										0										0										7.00										93.00									
Roof Cover										03 COMP SHNGL 100										1 SNGL FAM - 100% - 2016										Heated Area: 2280										HX Base Yr 2016										VALUATION BY										STANDARD																																																																															
Interior Wall										05 DRYWALL 100										20										22										13										7										10										19										4.2										4										2										7										351,928																			
Interior Floo										14 CARPET 60										BAS										2010										25										4										5										8.7										7										12										12										14										13										37,245									
Interior Floo										11 CLAY TILE 40										FOP										2010										21										10										5.7										7										12										12										14										13										75,000																			
Air Condition										03 CENTRAL 100										FGR										2010										22										10										5.7										7										12										12										14										13										464,173																			
Heating Type										04 AIR DUCTED 100										FOP										2010										22										10										5.7										7										12										12										14										13										187,878																			
Bedrooms										4 100										BAS										2010										22										10										5.7										7										12										12										14										225,295																													
Bathrooms										2 100										FGR										2010										22										10										5.7										7										12										12										14										50,722																													
Frame										02 WOOD FRAME 100										FOP										2010										22										10										5.7										7										12										12										14										225,573																													
Stories										1. 1. 100										BAS										2010										22										10										5.7										7										12										12										14										464,173																													
Units										0 100										FGR										2010										22										10										5.7										7										12										12										14										0																													
Occupancy										00 NONE 100										FOP										2010										22										10										5.7										7										12										12										14										INCOME VALUE																													
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