

WEIGEL BRUCE STEPHEN & CHRISTINE HAEUSSNER L/E/
85228 RIVER BIRCH CT
FERNANDINA BEACH, FL 32034

13-2N-27-0723-0127-0000



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY													
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1													
ELEMENT		CD		31		HARDIE BRD 100		0100		01		2,716		117.0288		117.03		317,853		2021		2021		0		0		0		1.00		99.00	
Exterior Wall		03		GABLE/HIP 100		1		SINGLE FAM - 100% - 2023										Heated Area: 2266						HX Base Yr 2023									
Roof Structur		03		COMP SHNGL 100																													
Roof Cover		05		DRYWALL 100																													
Interior Wall		11		CLAY TILE 70																													
Interior Floo		14		CARPET 30																													
Air Condition		04		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		04		Quality Level 04																													
DOR CODE		0100		SINGLE FAMILY																													
MAP NUM				MKT AREA				04																									
NEIGHBORHOOD/LOC		4077.00																															
AREA TYPE		TOTAL GROSS AREA		PCT OF BASE		YEAR		TOT ADJ AREA		SUBAREA MARKET VALUE																							
BAS		2,266		100		2021		2,266		262,538																							
FGR		618		55		2021		340		39,392																							
FOP		48		30		2021		14		1,622																							
FSP		240		40		2021		96		11,123																							
TOTALS		3,172						2,716		314,674																							
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		0855		CONC PAVER		0 100		0 0		924.00		SF		10.00		10.00		100		2021		2021		3		99		9,148					