

TAYLOR KELLY L
32113 GRAND PARKE BLVD
FERNANDINA BEACH, FL 32034

25-2N-28-0551-0055-0000

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		VALUATION SUMMARY									
Exterior Wall		16		WD FR STUC 100		0900		01		2,476		102.7200		135.59		335,721		2005		2005		0		0		9.50		90.50		VALUATION BY									
Roof Structur		03		GABLE/HIP 100		1		SNGL FAM - 100% - 2006								Heated Area: 2153														STANDARD									
Roof Cover		03		COMP SHNGL 100																										Tax Group: 4									
Interior Wall		05		DRYWALL 100																										Tax Dist:									
Interior Floo		14		CARPET 70																										BUILDING MARKET VALUE									
Interior Floo		08		SHT VINYL 30																										TOTAL MARKET OB/XF VALUE									
Air Condition		03		CENTRAL 100																										TOTAL LAND VALUE - MARKET									
Heating Type		04		AIR DUCTED 100																										TOTAL MARKET VALUE									
Bedrooms				3 100																										SOH/AGL Deduction									
Bathrooms				2 100																										ASSESSED VALUE									
Frame		02		WOOD FRAME 100																										TOTAL EXEMPTION VALUE									
Stories		1.		1. 100																										BASE TAXABLE VALUE									
Units		00		0 100																										TOTAL JUST VALUE									
Occupancy		00		NONE 100																										NCON VALUE									
																														INCOME VALUE									
																														PREVIOUS YEAR MKT VALUE									
Quality		03		Quality Level 03																																			
DOR CODE		0100		SINGLE FAMILY																																			
MAP NUM				MKT AREA																																			
NEIGHBORHOOD/LOC				4041.00																																			
AREA TYPE		TOTAL GROSS AREA		PCT OF BASE		YEAR		TOT ADJ AREA		SUBAREA MARKET VALUE																													
BAS		2,153		100		2005		2,153		264,192																													
FGR		435		55		2005		239		29,327																													
FOP		52		30		2005		16		1,963																													
FSP		171		40		2005		68		8,344																													
TOTALS		2,811						2,476		303,828																													
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		0504		FP-ELECTRI		0 100		0		0		1.00		UT		2,000.00		2,000.00		100		2005		2005		3		88		1,760									
2		0811		CONCRETE B		0 100		0		0		854.00		SF		5.20		5.20		100		2005		2005		3		84		3,730									
3		0471		VINYL FNC		0 100		0		0		184.00		LF		32.00		32.00		100		2005		2005		3		64		3,768									
4		0861		POOL GUNIT		0 100		0		0		297.00		SF		85.00		85.00		100		2005		2005		3		36		9,088									
5		0845		KOOL DECK		0 100		0		0		165.00		SF		7.25		7.25		100		2005		2005		3		84		1,005									