

KROPP PAUL D & VONDA K
95066 SWEETBERRY WAY
FERNANDINA BEACH, FL 32034

26-2N-28-006A-0256-0000

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		0500		11		2,935		143.3754		226.53		664,866		2016		2016		0		0		4.00		96.00		VALUATION BY		STANDARD	
Roof Structur		08		IRREGULAR 100		1		SFR CUST - 100% - 2018						Heated Area: 2415														Tax Group: 4		Tax Dist:			
Roof Cover		03		COMP SHNGL 100																								BUILDING MARKET VALUE		638,271			
Interior Wall		05		DRYWALL 100																								TOTAL MARKET OB/XF VALUE		6,413			
Interior Floo		11		CLAY TILE 70																								TOTAL LAND VALUE - MARKET		200,000			
Interior Floo		14		CARPET 30																								TOTAL MARKET VALUE		844,684			
Air Condition		03		CENTRAL 100																								SOH/AGL Deduction		485,495			
Heating Type		04		AIR DUCTED 100																								ASSESSED VALUE		359,189			
Bedrooms				4 100																								TOTAL EXEMPTION VALUE		HX HB 50,722			
Bathrooms				3 100																								BASE TAXABLE VALUE		308,467			
Frame		02		WOOD FRAME 100																								TOTAL JUST VALUE		844,684			
Stories		1.		1. 100																								NCON VALUE		0			
Units		0		0 100																								INCOME VALUE					
Occupancy		00		NONE 100																								PREVIOUS YEAR MKT VALUE		780,569			
Quality		03		Quality Level 03																													
DOR CODE		0100		SINGLE FAMILY																													
MAP NUM				MKT AREA																													
NEIGHBORHOOD/LOC				4042.00																													
AREA TYPE		TOTAL GROSS AREA		PCT OF BASE		YEAR		TOT ADJ AREA		SUBAREA MARKET VALUE																							
BAS		2,415		100		2016		2,415		525,187																							
FGR		671		55		2016		369		80,246																							
FOP		94		30		2016		28		6,089																							
FOP		410		30		2016		123		26,748																							
TOTALS		3,590						2,935		638,271																							
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		0812		CONCRETE C		0 100		0		0		1,177.00		SF		4.00		4.00		100		2016		2016		3		95		4,473			
2		0504		FP-ELECTRI		0 100		0		0		1.00		UT		2,000.00		2,000.00		100		2016		2016		3		97		1,940			