

PIN PHILIP M DECLARATION OF TRUST/PIN PHILIP M TRU
95265 WILD CHERRY DRIVE
FERNANDINA BEACH, FL 32034

26-2N-28-006A-0313-0000

BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																			
CONSTRUCTION						VALUATION SUMMARY										PAGE 1 of 1																			
ELEMENT	CD					TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND																	
Exterior Wall	16	WD FR STUC 100				0500	11	3,713	135.7884	214.55	796,624	2017	2017		0	0	3.50	96.50	VALUATION BY STANDARD																
Roof Structur	08	IRREGULAR 100				1 SFR CUST - 100% - 2023										Heated Area: 3029										HX Base Yr 2023									
Roof Cover	03	COMP SHNGL 100														BUILDING MARKET VALUE 768,742																			
Interior Wall	05	DRYWALL 100														TOTAL MARKET OB/XF VALUE 13,714																			
Interior Floo	11	CLAY TILE 60														TOTAL LAND VALUE - MARKET 200,000																			
Interior Floo	12	HARDWOOD 40														TOTAL MARKET VALUE 982,456																			
Air Condition	03	CENTRAL 100														SOH/AGL Deduction 104,838																			
Heating Type	04	AIR DUCTED 100														ASSESSED VALUE 877,618																			
Bedrooms		3 100														TOTAL EXEMPTION VALUE HX HB 50,722																			
Bathrooms		3 100														BASE TAXABLE VALUE 826,896																			
Frame	02	WOOD FRAME 100														TOTAL JUST VALUE 982,456																			
Stories Units	1.	1. 100 0 100														NCON VALUE 0																			
						INCOME VALUE										PREVIOUS YEAR MKT VALUE 912,675																			