

DEHON ARTHUR M JR & SANDRA C
85222 FLORIDIAN DR
FERNANDINA BEACH, FL 32034

26-2N-28-0559-0021-0000



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY													
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1													
ELEMENT		CD		31		HARDIE BRD 100		0900		01		2,771		112.0320		147.88		409,775		2014		2014		0		0		4.50		95.50		4	
Exterior Wall		08		IRREGULAR 100		1		SNGL FAM - 100% - 2025										Heated Area: 2395						HX Base Yr 2025						STANDARD			
Roof Structur		03		COMP SHNGL 90																										391,335			
Roof Cover		13		STAND SEAM 10																										9,075			
Interior Wall		05		DRYWALL 100																										85,000			
Interior Floo		11		CLAY TILE 60																										485,410			
Interior Floo		14		CARPET 40																										150,040			
Air Condition		03		CENTRAL 100																										335,370			
Heating Type		04		AIR DUCTED 100																						HX HB				50,722			
Bedrooms				3 100																										284,648			
Bathrooms				2 100																										485,410			
Frame		02		WOOD FRAME 100																										0			
Stories				1. 1. 100																										460,815			
Units				0 100																													
Occupancy		00		NONE 100																													
Quality		03		Quality Level 03																													
DOR CODE		0100		SINGLE FAMILY																													
MAP NUM				MKT AREA				04																									
NEIGHBORHOOD/LOC				4146.00																													
AREA TYPE		TOTAL GROSS AREA		PCT OF BASE		YEAR		TOT ADJ AREA		SUBAREA MARKET VALUE																							
BAS		2,395		100		2014		2,395		338,235																							
FGR		462		55		2014		254		35,872																							
FOP		124		30		2014		37		5,226																							
FSP		192		40		2018		77		10,875																							
FST		15		55		2014		8		1,130																							
TOTALS		3,188						2,771		391,335																							
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		0500		FP-PRE FAB		0 100		0 0		1.00		UT		3		3,500.00		100		2014		2014		3		96		3,360					
2		0855		CONC PAVER		0 100		0 0		608.00		SF		10.00		10.00		100		2014		2014		3		94		5,715					