

CHRISMAN ARIEL
96075 CAYMAN CIRCLE
FERNANDINA BEACH, FL 32034

27-2N-28-141A-0003-0120

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY													
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1													
ELEMENT		CD		30		VINYL 80		0900		01		2,082		107.0160		141.26		294,103		1995		2005		0		0		0		9.30		90.70	
Exterior Wall		16		WD FR STUC 20		1		SNGL FAM - 0% - 2024										Heated Area: 1690												HX Base Yr			
Roof Structur		03		GABLE/HIP 100																													
Roof Cover		03		COMP SHNGL 100																													
Interior Wall		05		DRYWALL 100																													
Interior Floo		14		CARPET 80																													
Interior Floo		11		CLAY TILE 20																													
Air Condition		03		CENTRAL 100																													
Heating Type		04		AIR DUCTED 100																													
Bedrooms				3 100																													
Bathrooms				2 100																													
Frame		02		WOOD FRAME 100																													
Stories				1. 100																													
Units				0 100																													
Occupancy		00		NONE 100																													
Quality		03		Quality Level 03																													
DOR CODE		0100		SINGLE FAMILY																													
MAP NUM				MKT AREA																													
NEIGHBORHOOD/LOC		4011.00																															
AREA TYPE		TOTAL GROSS AREA		PCT OF BASE		YEAR		TOT ADJ AREA		SUBAREA MARKET VALUE																							
BAS		1,594		100		1995		1,594		204,227																							
BAS		96		100		2009		96		12,300																							
FGR		400		55		1995		220		28,187																							
FOP		168		30		1995		50		6,406																							
UOP		128		20		2010		26		3,331																							
USP		320		30		2010		96		12,300																							
TOTALS		2,706						2,082		266,751																							
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 0		0 0		1.00		UT		3,500.00		3,500.00		100		1995		1995		3		76		2,660					
2		0812		CONCRETE C		0 0		0 0		1,668.00		SF		4.00		4.00		100		1995		1995		3		68		4,537					