

ROBBINS SHELLBY LATRELL
95175 TIMBERLAKE DRIVE
FERNANDINA BEACH, FL 32034

29-2N-28-0100-0058-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 1 of 1				4							
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	10	ABOVE AVG 100	0100	01		2,097	106.8200		106.82		224,002	2017	2017	0	0	0	3.00	97.00	VALUATION BY		STANDARD																				
Roof Structur	03	GABLE/HIP 100	1 SINGLE FAM - 100% - 2019										Heated Area: 1856					HX Base Yr 2019					Tax Group: 4		Tax Dist:										217,282						
Roof Cover	03	COMP SHNGL 100																					BUILDING MARKET VALUE												7,941						
Interior Wall	05	DRYWALL 100																					TOTAL MARKET OB/XF VALUE												85,000						
Interior Floo	14	CARPET 70																					TOTAL LAND VALUE - MARKET												310,223						
Interior Floo	08	SHT VINYL 30																					TOTAL MARKET VALUE												125,572						
Air Condition	03	CENTRAL 100																					SOH/AGL Deduction												184,651						
Heating Type	04	AIR DUCTED 100																					ASSESSED VALUE												50,722						
Bedrooms		4 100																					TOTAL EXEMPTION VALUE		HX HB										133,929						
Bathrooms		2 100																					BASE TAXABLE VALUE												310,223						
Bathrooms Frame	02	WOOD FRAME 100																																							
Stories Units	1.	1. 100 0 100																																							
Occupancy	00	NONE 100																																							
</																																									