

CLEMONS REBECCA L & ROBERT W JR
95333 BARBARAS PL
FERNANDINA BEACH, FL 32034

31-2N-28-0235-0021-0000

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		30		VINYL 100		0800		02		2,075		157.0400		133.48		276,971		1997		2005		0		0		0 46.00		54.00		VALUATION BY					STANDARD					
Roof Structur		03		GABLE/HIP 100		1		M/H 94+		- 100%		- 2021				Heated Area: 1930				HX		Base Yr		2021						Tax Group: 4					Tax Dist:					
Roof Cover		03		COMP SHNGL 100																										BUILDING MARKET VALUE					149,564					
Interior Wall		05		DRYWALL 100																										TOTAL MARKET OB/XF VALUE					3,955					
Interior Floo		11		CLAY TILE 60																										TOTAL LAND VALUE - MARKET					100,000					
Interior Floo		13		LVT/LAMNT 40																										TOTAL MARKET VALUE					253,519					
Air Condition		03		CENTRAL 100																										SOH/AGL Deduction					93,764					
Heating Type		04		AIR DUCTED 100																										ASSESSED VALUE					159,755					
Bedrooms				3 100																										TOTAL EXEMPTION VALUE					HX HB 50,722					
Bathrooms				2 100																										BASE TAXABLE VALUE					109,033					
Frame		02		WOOD FRAME 100																										TOTAL JUST VALUE					253,519					
Stories		1.		1. 100																										NCON VALUE					0					
Units				0 100																										INCOME VALUE										
																														PREVIOUS YEAR MKT VALUE					216,006					