

FREEMAN JOHN SPURGEON JR
85199 SCHUBERT RD
FERNANDINA BEACH, FL 32034

36-2N-27-525N-0047-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 1 of 1			
ELEMENT	CD	CONSTRUCTION																		VALUATION SUMMARY										4			
Exterior Wall	30	VINYL 80	0800	02	1,904	140.6400	119.54	227,604	2008	2008	0	0	0	40.00	60.00	VALUATION BY										STANDARD							
Exterior Wall	10	ABOVE AVG 20	1 M/H 94+ - 100% - 0																		Tax Group: 4				Tax Dist:								
Roof Structur	03	GABLE/HIP 100	Heated Area: 1904																		BUILDING MARKET VALUE				136,562								
Roof Cover	03	COMP SHNGL 100	68																		TOTAL MARKET OB/XF VALUE				0								
Interior Wall	05	DRYWALL 100	28																		TOTAL LAND VALUE - MARKET				100,000								
Interior Floo	14	CARPET 70	BAS																		TOTAL MARKET VALUE				236,562								
Interior Floo	08	SHT VINYL 30	2008																		SOH/AGL Deduction				132,156								
Air Condition	03	CENTRAL 100	68																		ASSESSED VALUE				104,406								
Heating Type	04	AIR DUCTED 100	28																		TOTAL EXEMPTION VALUE				HX HB				50,722				
Bedrooms	4	100	68																		BASE TAXABLE VALUE				53,684								
Bathrooms	2	100	28																		TOTAL JUST VALUE				236,562								
																					NCON VALUE				0								
Frame Stories Units	02	WOOD FRAME 100																			INCOME VALUE												
	1.	1. 100																			PREVIOUS YEAR MKT VALUE				209,517								
		0 100																															