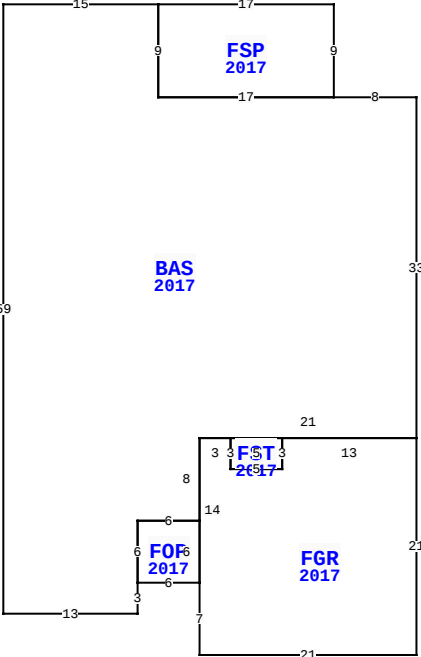


SEGAL HOWARD A & JANET H
94096 WOODBRIER CIR
FERNANDINA BEACH, FL 32034

40-2N-28-2500-0013-0000

BUILDING CHARACTERISTICS CONSTRUCTION										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY											
ELEMENT	CD			TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY														
Exterior Wall	31	HARDIE BRD 70		0100	01	2,038	128.7034	128.70	262,291	2017	2017	0	0	0	3.15	96.85	VALUATION BY														
Exterior Wall	16	WD FR STUC 30		1 SINGLE FAM - 100% - 2018										Heated Area: 1724										HX Base Yr 2018							
Roof Structur	03	GABLE/HIP 100												Tax Group: 4										Tax Dist:							
Roof Cover	03	COMP SHNGL 100												BUILDING MARKET VALUE										254,029							
Interior Wall	05	DRYWALL 100												TOTAL MARKET OB/XF VALUE										3,221							
Interior Floo	14	CARPET 60												TOTAL LAND VALUE - MARKET										85,000							
Interior Floo	11	CLAY TILE 40												TOTAL MARKET VALUE										342,250							
Air Condition	03	CENTRAL 100												SOH/AGL Deduction										130,515							
Heating Type	04	AIR DUCTED 100												ASSESSED VALUE										211,735							
Bedrooms		3 100												TOTAL EXEMPTION VALUE										HX HB 50,722							
Bathrooms		2 100												BASE TAXABLE VALUE										161,013							
Frame Stories Units	02 1.	WOOD FRAME 100 1. 100 0 100												TOTAL JUST VALUE										342,250							
Occupancy	00	NONE 100		NCON VALUE										0																	
				INCOME VALUE																											
				PREVIOUS YEAR MKT VALUE										320,838																	