

O'NEAL PATRICK T & PENNY L
95128 VENETO CT
FERNANDINA BEACH, FL 32034

42-2N-28-1141-0039-0000

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		31		HARDIE BRD 100		0100		01		2,156		118.5800		118.58		255,658		2021		2021		0		0		0		1.00		99.00		VALUATION BY					STANDARD				
Roof Structure		03		GABLE/HIP 100		1		SINGLE FAM - 100% - 2024						Heated Area: 1816						HX Base Yr		2024								Tax Group: 4					Tax Dist:						
Roof Cover		03		COMP SHNGL 100																										BUILDING MARKET VALUE					253,101						
Interior Wall		05		DRYWALL 100																										TOTAL MARKET OB/XF VALUE					3,314						
Interior Floor		13		LVT/LAMNT 50																										TOTAL LAND VALUE - MARKET					85,000						
Interior Floor		14		CARPET 50																										TOTAL MARKET VALUE					341,415						
Air Condition		03		CENTRAL 100																										SOH/AGL Deduction					211,394						
Heating Type		04		AIR DUCTED 100																										ASSESSED VALUE					130,021						
Bedrooms				4 100																										TOTAL EXEMPTION VALUE					HX HB 50,722						
Bathrooms				2 100																										BASE TAXABLE VALUE					79,299						
Frame		02		WOOD FRAME 100																										TOTAL JUST VALUE					341,415						
Stories		1.		1. 100																										NCON VALUE					0						
Units		00		0 100																										INCOME VALUE											
Occupancy		00		NONE 100																										PREVIOUS YEAR MKT VALUE					319,973						
Quality		05		Quality Level 05																																					
DOR CODE		0100		SINGLE FAMILY																																					
MAP NUM				MKT AREA																															04						
NEIGHBORHOOD/LOC				4068.100																																					
AREA TYPE		TOTAL GROSS AREA		PCT OF BASE		YEAR		TOT ADJ AREA		SUBAREA MARKET VALUE																															
BAS		1,816		100		2021		1,816		213,188																															
FGR		441		55		2021		243		28,527																															
FOP		24		30		2021		7		822																															
FSP		224		40		2021																																			