

TMJS MCELWAIN TRUST/MCELWAIN TIMOTHY TRUSTEE
96311 PALM BLUFF DR
FERNANDINA BEACH, FL 32034

46-3N-28-0000-0002-0170



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																			
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		16		WD FR STUC 70		0500		01		4,066		85.5624		135.19		549,683		1995		1995		0		0		14.43		85.57		VALUATION BY					STANDARD				
Roof Structure		03		GABLE/HIP 100		1		SFR CUST		- 100%		- 2014				Heated Area: 3500														Tax Group: 4					Tax Dist:				
Roof Cover		03		COMP SHNGL 100																										BUILDING MARKET VALUE					470,364				
Interior Wall		05		DRYWALL 100																										TOTAL MARKET OB/XF VALUE					39,094				
Interior Floor		12		HARDWOOD 50																										TOTAL LAND VALUE - MARKET					712,512				
Interior Floor		14		CARPET 50																										TOTAL MARKET VALUE					1,221,970				
Air Condition		03		CENTRAL 100																										SOH/AGL Deduction					707,820				
Heating Type		04		AIR DUCTED 100																										ASSESSED VALUE					514,150				
Bedrooms				4 100																										TOTAL EXEMPTION VALUE					HX HB 50,722				
Bathrooms				5.5 100																										BASE TAXABLE VALUE					463,428				
Frame		02		WOOD FRAME 100																										TOTAL JUST VALUE					1,221,970				
Stories		2.		2. 100																										NCON VALUE					0				
Units				0 100																										INCOME VALUE									
BUD4 Adjustme		04		. 100																										PREVIOUS YEAR MKT VALUE					1,201,590				
Occupancy				NONE 100																																			
Quality		04		Quality Level 04																																			
DOR CODE		0100		SINGLE FAMILY																																			
MAP NUM				MKT AREA																																			
NEIGHBORHOOD/LOC				4020.00																																			
AREA TYPE		TOTAL GROSS AREA		PCT OF BASE		YEAR		TOT ADJ AREA		SUBAREA MARKET VALUE																													
BAS		2,571		100		1995		2,571		297,418																													
FGR		802		55		1995		441		51,016																													
FOP		417		30		1995		125		14,460																													
FUS		929		100		1995		929		107,469																													
TOTALS		4,719						4,066		470,364																													
EXTRA FEATURES																																							

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