

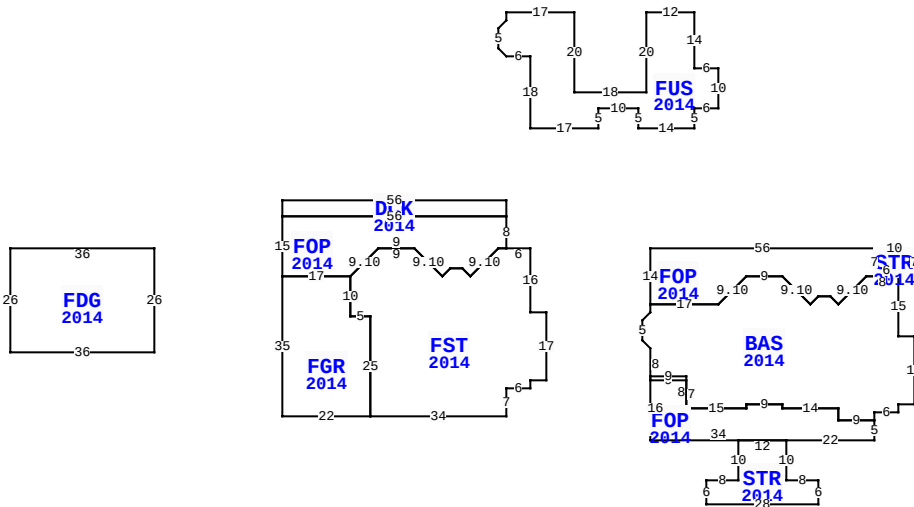
PT MAGGARET O'NEIL GRANT
SEC 46-3N-28E IN OR 1869/374
(EX ESMT IN OR 1823/260)

PORTER GENE E & NANJI L
96300 PALM BLUFF DR
FERNANDINA BEACH, FL 32034

2025

46-3N-28-0000-0002-0220



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	PAGE 1 of 2											
Exterior Wall	10	ABOVE AVG 100	0500	01	5,258	124.1888	196.22	1,031,725	2014	2014	0	0	0	4.50	95.50	VALUATION SUMMARY											
Roof Structure	08	IRREGULAR 100	1 SFR CUST - 100% - 2015														STANDARD										
Roof Cover	13	STAND SEAM 100	Heated Area: 2777														Tax Group: 4										
Interior Wall	05	DRYWALL 100	HX Base Yr 2015														Tax Dist:										
Interior Floor	12	HARDWOOD 50															BUILDING MARKET VALUE										
Interior Floor	14	CARPET 50															TOTAL MARKET OB/XF VALUE										
Air Condition	03	CENTRAL 100															TOTAL LAND VALUE - MARKET										
Heating Type	04	AIR DUCTED 100															TOTAL MARKET VALUE										
Bedrooms	4	100															SOH/AGL Deduction										
Bathrooms	4.5	100															ASSESSED VALUE										
Frame	02	WOOD FRAME 100															TOTAL EXEMPTION VALUE										
Stories	3.	100															BASE TAXABLE VALUE										
Units	0	100															TOTAL JUST VALUE										
Occupancy	00	NONE 100															NCON VALUE										
																	INCOME VALUE										
																	PREVIOUS YEAR MKT VALUE										
Quality	04	Quality Level 04																									
DOR CODE	0100	SINGLE FAMILY																									

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