

MCKELWAY DOUGLAS & SUSAN J
96576 COMPASS POINT DR
FERNANDINA BEACH, FL 32034

46-3N-28-5481-0B34-0000

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		10	ABOVE AVG 50		0500	11	3,398	154.9574	244.83	831,932	2021	2021		0	0	1.25	98.75	VALUATION BY		STANDARD																							
Exterior Wall		17	CB STUCCO 50		1 SFR CUST - 100% - 2022													Heated Area: 2311													HX Base Yr 2022												
Roof Structur		08	IRREGULAR 100																																								