

ZEILNHOFER LESLIE F & CAROL A
97042 MILL POND LANE
FERNANDINA BEACH, FL 32034

46-3N-28-576A-0009-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1									
ELEMENT CD		TYPE		MDL		EFF. AREA		TOT ADJ PTS		EFF. BASE RATE		REPL. COST NEW		AYB		EYB		ECON		FNCT		NORM		% COND		VALUATION BY		STANDARD	
Exterior Wall 05		AVERAGE 70		0900		01		3,057		88.5132		116.84		357,180		1999		0		0		12.33		87.67		Tax Group: 4		Tax Dist:	
Exterior Wall 16		WD FR STUC 30		1		SNGL FAM - 100% - 2006		Heated Area: 2553		HX Base Yr 2006																BUILDING MARKET VALUE		313,140	
Roof Structur 08		IRREGULAR 100																								TOTAL MARKET OB/XF VALUE		7,891	
Roof Cover 03		COMP SHNGL 100																								TOTAL LAND VALUE - MARKET		125,000	
Interior Wall 05		DRYWALL 100																								TOTAL MARKET VALUE		446,031	
Interior Floo 14		CARPET 80																								SOH/AGL Deduction		233,895	
Interior Floo 08		SHT VINYL 20																								ASSESSED VALUE		212,136	
Air Condition 03		CENTRAL 100																								TOTAL EXEMPTION VALUE		HX HB 50,722	
Heating Type 04		AIR DUCTED 100																								BASE TAXABLE VALUE		161,414	
Bedrooms 4		100																								TOTAL JUST VALUE		446,031	
Bathrooms 2.5		100																								NCON VALUE		0	
Income Value																										INCOME VALUE			
PREVIOUS YEAR MKT VALUE																												429,333	