

FLAUGHER KAY K
95168 TWIN OAKS LANE
FERNANDINA BEACH, FL 32034

46-3N-28-576B-0020-0000

BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	05	AVERAGE 70			
Exterior Wall	16	WD FR STUC 30			
Roof Structur	03	GABLE/HIP 100			
Roof Cover	03	COMP SHNGL 100			
Interior Wall	05	DRYWALL 100			
Interior Floo	14	CARPET 90			
Interior Floo	08	SHT VINYL 10			
Air Condition	03	CENTRAL 100			
Heating Type	04	AIR DUCTED 100			
Bedrooms		3 100			
Bathrooms		2 100			
Frame	02	WOOD FRAME 100			
Stories	1.	1. 100			
Units		0 100			
Occupancy	00	NONE 100			
Quality	01	Quality Level 01			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM		MKT AREA		04	
NEIGHBORHOOD/LOC	4021.00				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,648	100	2001	1,648	181,871
FGR	462	55	2001	254	28,031
FOP	22	30	2001	7	772
FOP	100	30	2001	30	3,311
TOTALS	2,232			1,939	213,986

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0900	01	1,939	94.2858	124.46	241,328	2001	2001		0	0	11.33		
1 SNGL FAM - 100% - 2013													
Heated Area: 1648													
HX Base Yr 2013													

FOP
2001

BAS
2001

FGR
2001

FOP
2001

15

21

6

10

5

2

27

35

22

22

10

6

4

4

2

12

2

10

21

NASSAU COUNTY PROPERTY														PAGE 1 of 1				4
VALUATION SUMMARY																		
VALUATION BY												STANDARD						
Tax Group: 4												Tax Dist:						
BUILDING MARKET VALUE												213,986						
TOTAL MARKET OB/XF VALUE												3,673						
TOTAL LAND VALUE - MARKET												125,000						
TOTAL MARKET VALUE												342,659						
SOH/AGL Deduction												189,758						
ASSESSED VALUE												152,901						
TOTAL EXEMPTION VALUE												HX HB WX SX		105,722				
BASE TAXABLE VALUE												47,179						
TOTAL JUST VALUE												342,659						
NCON VALUE												0						
INCOME VALUE																		
PREVIOUS YEAR MKT VALUE												313,808						