

WINKLER BRIAN D & KIMBERLY A
8120 ERIKA DR
MANASSAS, VA 20112

00-00-30-0180-0002-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1									
ELEM		CD	TYPE		MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNC		NORM	% COND	VALUATION BY		STANDARD										
Exterior Wall		12	CEDAR		100	0100	01	2,414	123.9700	130.17	314,230	1980	1985	0	0	20.00	80.00	Tax Group: 8		Tax Dist:									
Roof Structur		03	GABLE/HIP		100	1 SINGLE FAM 0% - 0												Heated Area: 1924		HX Base Yr		BUILDING MARKET VALUE		251,384					
Roof Cover		03	COMP SHNGL		100													TOTAL MARKET OB/XF VALUE		1,680									
Interior Wall		05	DRYWALL		100													TOTAL LAND VALUE - MARKET		300,000									
Interior Floo		14	CARPET		80													TOTAL MARKET VALUE		553,064									
Interior Floo		08	SHT VINYL		20													SOH/AGL Deduction		0									
Air Condition		03	CENTRAL		100													ASSESSED VALUE		553,064									
Heating Type		04	AIR DUCTED		100													TOTAL EXEMPTION VALUE		0									
Bedrooms			4		100													BASE TAXABLE VALUE		553,064									
Bathrooms			3		100													TOTAL JUST VALUE		553,064									
Frame		02	WOOD FRAME		100													NCON VALUE		0									
Stories		1.	1.		100													INCOME VALUE											
Units			0		100	PREVIOUS YEAR MKT VALUE		544,628																					
BUD8 Adjustme		05	DIST 1A		100																								
Occupancy		00	NONE		100																								
Quality		05	Quality Level		05																								
DOR CODE		0100	SINGLE FAMILY																										
MAP NUM			MKT AREA		03																								
NEIGHBORHOOD/LOC		3027.00																											
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																								
BAS	1,924	100	1993	1,924	200,358																								
FGR	600	55	1993	330	34,365																								
FOP	208	30	1993	62	6,457																								
USP	325	30	1993	98	10,206																								
TOTALS		3,057			2,414	251,384																							
EXTRA FEATURES						96965 BUCCANEER TRL, FERNANDINA BEACH																							
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES													
1	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	1980	1980	3	42	840													
3	0680	POLE SHED	0	0	14	30	420.00	SF	10.00	10.00	100	1986	1986	3	20	840													
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