

WALKER JAMES A JR & JUNE J
715 OCEAN CLUB PL
FERNANDINA BEACH, FL 32034

00-00-30-044B-0029-0000

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	12	CEDAR 100								0900	01	966	130.0320	180.74	174,595	2004	2004	0	0	10.50	89.50	VALUATION BY																											
Roof Structure	03	GABLE/HIP 100								1 SNGL FAM 0% - 0										Heated Area: 896										HX Base Yr										STANDARD									
Roof Cover	12	MODULAR MT 100																												Tax Group: 8										Tax Dist:									
Interior Wall	05	DRYWALL 100																												BUILDING MARKET VALUE										237,824									
Interior Floor	12	HARDWOOD 70																												TOTAL MARKET OB/XF VALUE										960									
Interior Floor	11	CLAY TILE 30																												TOTAL LAND VALUE - MARKET										1,856,000									
Air Condition	03	CENTRAL 100																												TOTAL MARKET VALUE										2,094,784									
Heating Type	04	AIR DUCTED 100																												SOH/AGL Deduction										912,140									
Bedrooms		1 100																												ASSESSED VALUE										1,182,644									
Bathrooms		1 100																												TOTAL EXEMPTION VALUE										0									
Frame	02	WOOD FRAME 100																												BASE TAXABLE VALUE										1,182,644									
Stories	1.	1. 100																												TOTAL JUST VALUE										2,094,784									
Units		0 100								NCON VALUE										0																													
BUD8 Adjustme	05	DIST 1A 100								INCOME VALUE																																							
Occupancy	00	NONE 100								PREVIOUS YEAR MKT VALUE										1,713,483																													

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