

JOHNSON JULIA H REV TRUST/JOHNSON JULIA H TRUSTEE
PO BOX 16384
FERNANDINA BEACH, FL 32035

00-00-30-0645-0002-0000

[illegible]

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BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 2 of 2				8																					
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		25		MOD METAL 100						8600		06		1,500		67.4520		18.21		27,315		1987		1987		0		0		0		50.00		50.00		VALUATION BY										STANDARD									
Roof Structur		03		GABLE/HIP 100						2		BARN		0%		0				Heated Area: 1500																Tax Group: 8										Tax Dist:									
Roof Cover		12		MODULAR MT 100																																BUILDING MARKET VALUE										364,593									
Interior Wall		07		NONE 100																																TOTAL MARKET OB/XF VALUE										1,260									
Interior Floo		03		CONC FINSH 100																																TOTAL LAND VALUE - MARKET										480,000									
Ceiling		04		NONE 100																																TOTAL MARKET VALUE										845,853									
Air Condition		01		NONE 100																																SOH/AGL Deduction										66,249									
Heating Type		01		NONE 100																																ASSESSED VALUE										779,604									
Plumbing				0 100																																TOTAL EXEMPTION VALUE										0									
Frame		05		STEEL 100																																BASE TAXABLE VALUE										779,604									
Story Height				0 100																																TOTAL JUST VALUE										845,853									
RMS				1 100																																NCON VALUE										0									
Stories				1. 1. 100																																INCOME VALUE																			
Class		00		. 100																																PREVIOUS YEAR MKT VALUE										776,600									
Units				0 100																																																			
BUD8 Adjustme		05		DIST 1A 100																																																			
Occupancy		00		NONE 100																																																			
Quality		03		Quality Level 03																																																			
DOR CODE		0100		SINGLE FAMILY																																																			
MAP NUM				MKT AREA																																										03									
NEIGHBORHOOD/LOC				3028.00																																																			
AREA TYPE		TOTAL GROSS AREA		PCT OF BASE		YEAR		TOT ADJ AREA		SUBAREA MARKET VALUE																																													
BAS		1,500		100		1993		1,500		13,658																																													
TOTALS		1,500						1,500		13,658																																													
EXTRA FEATURES										5008 FIRST COAST HWY, FERNANDINA BEACH										BLD DATE				LGL DATE																															
																				XF DATE				LAND DATE																															
																				INC DATE				AG DATE																															
L	OB/XF			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																														
N	CODE																																																						