

PT OF LOTS 33 & 34
IN OR 893/1617 & OR 1845/897 &
OR 1845/899

THOMPSON CHRISTOPHER & JEANA S
PO BOX 6157
FERNANDINA BEACH, FL 32035-6157

2026

00-00-30-0800-0033-0080



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																									
Exterior Wall	05	AVERAGE 100								0100	01	2,021	102.9000	108.04	218,349	1988	1995	0	0	0	14.75	85.25	VALUATION BY																								
Roof Structur	03	GABLE/HIP 100								1 SINGLE FAM 100% - 2001										Heated Area: 1924										HX Base Yr 2001										STANDARD							
Roof Cover	03	COMP SHNGL 100																		Tax Group: 8										Tax Dist:																	
Interior Wall	05	DRYWALL 100																		BUILDING MARKET VALUE										186,143																	
Interior Floop	14	CARPET 100																		TOTAL MARKET OB/XF VALUE										960																	
Air Condition	03	CENTRAL 100																		TOTAL LAND VALUE - MARKET										737,720																	
Heating Type	04	AIR DUCTED 100																		TOTAL MARKET VALUE										924,823																	
Bedrooms	3	100																		SOH/AGL Deduction										581,229																	
Bathrooms	2	100																		ASSESSED VALUE										343,594																	
Frame	02	WOOD FRAME 100																		TOTAL EXEMPTION VALUE										HX HB 51,411																	
Stories	2.	2. 100																		BASE TAXABLE VALUE										292,183																	
Units	0	100																		TOTAL JUST VALUE										924,823																	
BUD8 Adjustme	05	DIST 1A 100																		NCON VALUE										0																	
Occupancy	00	NONE 100																		INCOME VALUE																											
																						PREVIOUS YEAR MKT VALUE								707,307																	