

MITCHELL DONNA J LIVING TRUST
1852 DRURY ROAD
FERNANDINA BEACH, FL 32034

00-00-30-0880-0007-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 1 of 1									
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		15		CONC BLOCK 100		0100		01		893		114.0480		119.75		106,937		1955		1980		0		0		22.50		77.50		VALUATION BY					STANDARD				
Roof Structur		03		GABLE/HIP 100		1		SINGLE FAM		0%		0				Heated Area: 800				HX		Base Yr						Tax Group: 8					Tax Dist:						
Roof Cover		12		MODULAR MT 100																								BUILDING MARKET VALUE					82,876						
Interior Wall		05		DRYWALL 60																								TOTAL MARKET OB/XF VALUE					0						
Interior Wall		05		DRYWALL 40																								TOTAL LAND VALUE - MARKET					178,200						
Interior Floo		14		CARPET 80																								TOTAL MARKET VALUE					261,076						
Interior Floo		11		CLAY TILE 20																								SOH/AGL Deduction					78,178						
Air Condition		03		CENTRAL 100																								ASSESSED VALUE					182,898						
Heating Type		04		AIR DUCTED 100																								TOTAL EXEMPTION VALUE					0						
Bedrooms				3 100																								BASE TAXABLE VALUE					182,898						
Bathrooms				1 100																								TOTAL JUST VALUE					261,076						
Frame		03		MASONRY 100																								NCON VALUE					0						
Stories		1.		1. 100																								INCOME VALUE											
Units				0 100																								PREVIOUS YEAR MKT VALUE					246,841						
BUD8 Adjustme		05		DIST 1A 100																																			
Occupancy		00		NONE 100																																			
Quality		03		Quality Level 03																																			
DOR CODE		0100		SINGLE FAMILY																																			
MAP NUM				MKT AREA																													02						
NEIGHBORHOOD/LOC		2021.00																																					
AREA TYPE		TOTAL GROSS AREA		PCT OF BASE		YEAR		TOT ADJ AREA		SUBAREA MARKET VALUE																													
BAS		800		100		1993		800		74,245																													
FOP		24		30		1993		7		649																													
UCP		192		20		1993		38		3,527																													
USP		160		30		1993		48		4,455																													
TOTALS		1,176						893		82,876																													
EXTRA FEATURES																																							
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									