

ALLEN PHILLIP E & MARGARET A L/E/
95043 SANDPIPER LOOP
FERNANDINA BEACH, FL 32034

00-00-30-2060-0004-0000

BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 1 of 1	8												
ELEMENT	CD	CONSTRUCTION				TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	TOT ADJ	ECON	FNCT		NORM	% COND	VALUATION SUMMARY																			
Exterior Wall	17	CB STUCCO 100				0320	11	3,637	139.0464		146.00			531,002	2002	2002	0	0	11.50	88.50	VALUATION BY					STANDARD													
Roof Structur	01	FLAT 100				1 TOWNHOUSE 100% - 2006												Heated Area: 3140					HX Base Yr 2006					Tax Group: 8					Tax Dist:						
Roof Cover	07	CONC TILE 100																										BUILDING MARKET VALUE					469,937						
Interior Wall	05	DRYWALL 100																										TOTAL MARKET OB/XF VALUE					12,960						
Interior Floo	14	CARPET 80																										TOTAL LAND VALUE - MARKET					650,000						
Interior Floo	11	CLAY TILE 20																										TOTAL MARKET VALUE					1,132,897						
Air Condition	03	CENTRAL 100																										SOH/AGL Deduction					598,085						
Heating Type	04	AIR DUCTED 100																										ASSESSED VALUE					534,812						
Bedrooms		4 100																										TOTAL EXEMPTION VALUE					HX HB 51,411						
Bathrooms		4 100																										BASE TAXABLE VALUE					483,401						
Bathrooms		4 100																										TOTAL JUST VALUE					1,132,897						
Frame	02	WOOD FRAME 100																										NCON VALUE					0						
Stories Units	3.	3. 100 0 100																										INCOME VALUE											
																												PREVIOUS YEAR MKT VALUE					979,315						
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