

WILLIAMS JAMES PATRICK/RAMEY ELLEN S
426 SOUTH 8TH STREET
FERNANDINA BEACH, FL 32034

00-00-31-1025-0014-0000

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		10		ABOVE AVG 100		0320		12		1,689		206.0240		216.33		365,381		2023		2023		0		0		0.50		99.50		VALUATION BY					STANDARD						
Roof Structure		03		GABLE/HIP 100		1		TOWNHOUSE		0%		- 2024		Heated Area: 1454		HX Base Yr														Tax Group: 2					Tax Dist:						
Roof Cover		03		COMP SHNGL 100																										BUILDING MARKET VALUE					363,554						
Interior Wall		04		PLYWOOD 100																										TOTAL MARKET OB/XF VALUE					0						
Interior Floor		13		LVT/LAMNT 60																										TOTAL LAND VALUE - MARKET					65,000						
Interior Floor		14		CARPET 40																										TOTAL MARKET VALUE					428,554						
Air Condition		03		CENTRAL 100																										SOH/AGL Deduction					0						
Heating Type		04		AIR DUCTED 100																										ASSESSED VALUE					428,554						
Bedrooms				2 100																										TOTAL EXEMPTION VALUE					0						
Bathrooms				2.5 100																										BASE TAXABLE VALUE					428,554						
Frame		02		WOOD FRAME 100																										TOTAL JUST VALUE					428,554						
Stories		2.		2. 100																										NCON VALUE					0						
Units				0 100																										INCOME VALUE											
																														PREVIOUS YEAR MKT VALUE					419,771						
Quality		04		Quality Level 04																																					
DOR CODE		0100		SINGLE FAMILY																																					
MAP NUM				MKT AREA																																					
NEIGHBORHOOD/LOC				1009.00																																					
AREA TYPE		TOTAL GROSS AREA		PCT OF BASE		YEAR		TOT ADJ AREA		SUBAREA MARKET VALUE																															
BAS		522		100		2024		522		112,359																															
FGR		378		55		2024		208		44,772																															
FOP		72		30		2024		22		4,735																															
FUS		932		100		2024		932		200,612																															
STP		9		10		2024		1		215																															
STR		40		10		2024		4		861																															
TOTALS		1,953						1,689		363,554																															
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											