

SCHMIDT JAN BENDIKSEN/SCHMIDT KATHLEEN ANN
1573 HOLMES LN
MEBANE, NC 27302

00-00-31-1220-0004-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
ELEMENT		CD	CONSTRUCTION		TYPE		MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1											
Exterior Wall		17	CB STUCCO 100		0900	01	1,783	111.0000		154.29	275,099	1952	2014	0	0	0	5.50	94.50	2										
Roof Structure		03	GABLE/HIP 100		1 SNGL FAM 0% - 0															Heated Area: 1561					HX Base Yr				
Roof Cover		03	COMP SHNGL 100		30 13 13 27 3 13 5 25 20 4 4 24 22 8 30 FGR 2024 BAS 1993 FOP 1993																								
Interior Wall		05	DRYWALL 100																										
Interior Floor		13	LVT/LAMNT 100																										
Air Condition		03	CENTRAL 100																										
Heating Type		04	AIR DUCTED 100																										
Bedrooms			3 100																										
Bathrooms			2 100																										
Frame		03	MASONRY 100																										
Stories		1.	1. 100																										
Units			0 100																										
BUD8 Adjustme		02	DIST FB 100																										
Occupancy		00	NONE 100																										
Quality		03	Quality Level 03																										
DOR CODE		0100	SINGLE FAMILY																										
MAP NUM			MKT AREA							01																			
NEIGHBORHOOD/LOC			1008.00																										
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																								
BAS	1,561	100	1993	1,561	227,600																								
FGR	390	55	2024	214	31,202																								
FOP	28	30	1993	8	1,166																								
TOTALS		1,979			1,783	259,969																							
EXTRA FEATURES							1521 BEECH ST, FERNANDINA BEACH																						
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											
1	0860	POOL/SPA			0	0	0	0	1.00	UT	50,000.00	50,000.00	100	1994	1994	04	85	42,500											
4	0350	CARPORT WD			0	0	10	10	100.00	SF	13.00	13.00	100	2001	2001	3	20	260											
5	0500	FP-PRE FAB			0	0	0	0	1.00	UT	3,500.00	3,500.00	100	2024	2000		99	3,465											
LAND DESCRIPTION										TOTAL OB/XF										46,225									
L N	USE CODE	CLS	LAND USE DESCRIPTION			CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV			
1	000100	C	RES			0		R-1	77.00	153.00	77.00	FF	1	1.16	1.00	1.16	2,800.00	3,248.00	250,096										