

MARTIN STEVEN & MAUREEN
2792 S OCAEN OAKS DR
FERNANDINA BEACH, FL 32034

00-00-31-1550-0048-0000

BUILDING CHARACTERISTICS				MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 1 of 1		2			
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	16	WD FR STUC	80		0500	01	2,686	121.65	12	201.94					0	0	0	8.50	91.50	VALUATION BY					STANDARD				
Exterior Wall	17	CB STUCCO	20		1 SFR CUST 100% - 2021					Heated Area: 2322					HX Base Yr 2021					Tax Group: 2					Tax Dist:				
Roof Structur	08	IRREGULAR	100												BUILDING MARKET VALUE					496,306									
Roof Cover	03	COMP SHNGL	100												TOTAL MARKET OB/XF VALUE					61,171									
Interior Wall	05	DRYWALL	100												TOTAL LAND VALUE - MARKET					300,000									
Interior Floo	12	HARDWOOD	70												TOTAL MARKET VALUE					857,477									
Interior Floo	15	HARDTILE	30												SOH/AGL Deduction					289,860									
Air Condition	03	CENTRAL	100												ASSESSED VALUE					567,617									
Heating Type	04	AIR DUCTED	100												TOTAL EXEMPTION VALUE					HX HB DX 56,411									
Bedrooms		3 100													BASE TAXABLE VALUE					511,206									
Bathrooms		2 100													TOTAL JUST VALUE					857,477									
															NCON VALUE					0									
Frame	02	WOOD FRAME	100												INCOME VALUE														
Stories	1.	1. 100													PREVIOUS YEAR MKT VALUE														
Units		0 100																											
Occupancy	00	NONE	100																										