

SMITH GREGORY & LAURA
2525 PIRATES BAY DR
FERNANDINA BEACH, FL 32034

00-00-31-164B-0044-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																																																																																									
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1																																																																																									
Exterior Wall	05	AVERAGE 100								0900	01	1,890	121.7160	169.19	319,769	1992	1997	0	0	13.75	86.25	VALUATION BY					STANDARD																																																																																		
Roof Structur	03	GABLE/HIP 100								1 SNGL FAM 100% - 2026										Heated Area: 1493										HX Base Yr										Tax Group: 2					Tax Dist:																																																																
Roof Cover	03	COMP SHNGL 100																																						BUILDING MARKET VALUE					275,801																																																																
Interior Wall	05	DRYWALL 100																																						TOTAL MARKET OB/XF VALUE					0																																																																
Interior Floo	14	CARPET 80																																						TOTAL LAND VALUE - MARKET					180,000																																																																
Interior Floo	08	SHT VINYL 20																																						TOTAL MARKET VALUE					455,801																																																																
Air Condition	03	CENTRAL 100																																						SOH/AGL Deduction					0																																																																
Heating Type	04	AIR DUCTED 100																																						ASSESSED VALUE					455,801																																																																
Bedrooms		3 100																																						TOTAL EXEMPTION VALUE					13																																																																
Bathrooms		2 100																																						BASE TAXABLE VALUE					0																																																																
Frame	02	WOOD FRAME 100																																						TOTAL JUST VALUE					455,801																																																																
Stories	1.	1. 100																																						NCON VALUE					0																																																																
Units	0	0 100																																						INCOME VALUE																																																																					
Occupancy	00	NONE 100																																						PREVIOUS YEAR MKT VALUE					445,996																																																																
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