

TANIS ARNOLD L REVOCABLE TRUST/TANIS ARNOLD L CO-T
614 BROOME ST
FERNANDINA BEACH, FL 32034

00-00-31-1800-0035-0050

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	VALUATION SUMMARY																										
Exterior Wall		10	ABOVE AVG 100		0500	01		6,500	104.0250	172.68	1,122,420	1989	1989	0	0	0	16.00	84.00	VALUATION BY																									
Roof Structur		08	IRREGULAR 100		1 SFR CUST 100% - 1996										Heated Area: 5346										HX Base Yr 1996										STANDARD									
Roof Cover		03	COMP SHNGL 100																						Tax Group: 2										Tax Dist:									
Interior Wall		05	DRYWALL 100																						BUILDING MARKET VALUE										942,833									
Interior Floo		12	HARDWOOD 50																						TOTAL MARKET OB/XF VALUE										48,305									
Interior Floo		14	CARPET 50																						TOTAL LAND VALUE - MARKET										550,000									
Air Condition		03	CENTRAL 100																						TOTAL MARKET VALUE										1,541,138									
Heating Type		04	AIR DUCTED 100																						SOH/AGL Deduction										1,085,687									
Bedrooms			4 100																						ASSESSED VALUE										455,451									
Bathrooms			4 100																						TOTAL EXEMPTION VALUE										HX HB 51,411									
Frame		02	WOOD FRAME 100																						BASE TAXABLE VALUE										404,040									
Stories		2.	2. 100																						TOTAL JUST VALUE										1,541,138									
Units		00	0 100																						NCON VALUE										0									
Occupancy		00	NONE 100																						INCOME VALUE																			
																									PREVIOUS YEAR MKT VALUE										1,366,583									
Quality		03	Quality Level 03																																									
DOR CODE		0100	SINGLE FAMILY																																									
MAP NUM			MKT AREA																						01																			
NEIGHBORHOOD/LOC		1001.00																																										
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																																							
BAS	2,053	100	1993	2,053	297,790																																							
FGR	1,032	55	1993	568	82,389																																							
FOP	208	30	1993	62	8,993																																							
FOP	320	30	1993	96	13,925																																							
FSP	1,071	40	1993	428	62,082																																							
FUS	3,293	100	1993	3,293	477,653																																							
TOTALS		7,977			6,500										942,833																													
EXTRA FEATURES					614 BROOME ST, FERNANDINA BEACH										BLD DATE																													
															XF DATE																													
															INC DATE																													
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																										
2	0860	POOL/SPA			0	100	0	0	1.00	UT	50,000.00	50,000.00	100	1989	1989	04	85	42,500																										
7	1124	CB/STC 4"			0	100	0	0	617.00	SF	6.50	6.50	100	1989	1989	3	52	2,085																										
8	0504	FP-ELECTRI			0	100	0	0	3.00	UT	2,000.00	2,000.00	100	1989	1989	3	62	3,720																										
LAND DESCRIPTION					TOTAL OB/XF										48,305																													
L N	USE CODE	CLS	LAND USE DESCRIPTION		CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH 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		100	0006	R-2	100.00	100.00	100.00	FF		1.00	1.00	1.00	5,500.00	5,500.00	550,000																										