

HAMPTON TIMOTHY JOSEPH
1246 S 3RD ST
FERNANDINA BEACH, FL 32034

00-00-31-1800-0189-0020

[illegible]

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BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 2 of 2		8							
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		06		BD/BATTEN 100		0100		01		1,524		106.0000		111.30		169,621		1984		1984		0		0		30.75		69.25		VALUATION BY					STANDARD				
Roof Structur		03		GABLE/HIP 100		2		SINGLE FAM		100%		- 0				Heated Area: 1280														Tax Group: 8					Tax Dist:				
Roof Cover		12		MODULAR MT 100																										BUILDING MARKET VALUE					186,966				
Interior Wall		05		DRYWALL 100																										TOTAL MARKET OB/XF VALUE					4,719				
Interior Floo		14		CARPET 80																										TOTAL LAND VALUE - MARKET					244,000				
Interior Floo		08		SHT VINYL 20																										TOTAL MARKET VALUE					435,685				
Air Condition		03		CENTRAL 100																										SOH/AGL Deduction					266,648				
Heating Type		04		AIR DUCTED 100																										ASSESSED VALUE					169,037				
Bedrooms				3 100																										TOTAL EXEMPTION VALUE					HX HB 51,411				
Bathrooms				2 100																										BASE TAXABLE VALUE					117,626				
Frame		02		WOOD FRAME 100																										TOTAL JUST VALUE					435,685				
Stories		1.		1. 100																										NCON VALUE					0				
Units				0 100																										INCOME VALUE									
BUD8 Adjustme		05		DIST 1A 100																										PREVIOUS YEAR MKT VALUE					343,838				
Occupancy		00		NONE 100																																			
Quality		03		Quality Level 03																																			
DOR CODE		0800		MULTI-FAMILY																																			
MAP NUM				MKT AREA																																			
NEIGHBORHOOD/LOC		2017.00																																					
AREA TYPE		TOTAL GROSS AREA		PCT OF BASE		YEAR		TOT ADJ AREA		SUBAREA MARKET VALUE																													
BAS		1,280		100		1993		1,280		98,656																													
FOP		20		30		2007		6		463																													
UGR		528		45		1993		238		18,344																													
TOTALS		1,828						1,524		117,463																													
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											