

DONALDSON LINDA LOU/O'CONNOR DONALD THOMAS
153 SOUTH 3RD STREET
FERNANDINA BEACH, FL 32034

00-00-31-1800-0270-0190

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																			
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1																			
ELEMENT	CD									TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND																	
Exterior Wall	10	ABOVE AVG 70								0320	22	2,688	311.0723	326.63	877,981	2023	2023	15	0	0	0.80	84.20																	
Exterior Wall	20	FACE BRICK 30								1 TOWNHOUSE 100% - 2026										Heated Area: 2193										HX Base Yr 2026									
Roof Structure	01	FLAT 100																																					
Roof Cover	04	BUILT-UP 100																																					
Interior Wall	05	DRYWALL 100																																					
Interior Floor	13	LVT/LAMNT 70																																					
Interior Floor	11	CLAY TILE 30																																					
Air Condition	03	CENTRAL 100																																					
Heating Type	04	AIR DUCTED 100																																					
Bedrooms	3	100																																					
Bathrooms	2.5	100																																					
Frame	03	MASONRY 100																																					
Stories	2.	2. 100																																					
Units	0	100																																					