

LOT 135
IN OR 1836/1700
MARSH CREEK VLG 2 PB 4/21 & 22

SHERRERD KATRINA F TRUST/SHERRERD KATRINA F TRUSTE
31 EDNAM VILLAGE ST
CHARLOTTESVILLE, VA 22903

2026

01-6N-29-1320-0135-0000



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 70		0500	11	6,149	140.6988	233.56	1,436,160	2014	2014	0	0	0	5.15	94.85	VALUATION BY		STANDARD									
Exterior Wall		17	CB STUCCO 30		1 SFR CUST 0% - 0													Heated Area: 4390		HX Base Yr									
Roof Structur		08	IRREGULAR 100																										