

RICHENHAGEN MARTIN & BRIGITTE C A
2448 GREY MOSS PASS
DULUTH, GA 30097

01-6N-29-150C-0017-0000



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		17	CB STUCCO 100		0500	12	5,203	239.5425	397.64	2,068,921	2018	2018	0	0	0	3.50	96.50	VALUATION BY		STANDARD											
Roof Structur		08	IRREGULAR 100		1 SFR CUST 0% - 0													Heated Area: 4487							HX Base Yr						
Roof Cover		07	CONC TILE 100															Tax Group: 5							Tax Dist:						
Interior Wall		05	DRYWALL 100															BUILDING MARKET VALUE							1,996,509						
Interior Floo		11	CLAY TILE 50															TOTAL MARKET OB/XF VALUE							21,940						
Interior Floo		12	HARDWOOD 50															TOTAL LAND VALUE - MARKET							1,050,000						
Air Condition		03	CENTRAL 100															TOTAL MARKET VALUE							3,068,449						
Heating Type		04	AIR DUCTED 100															SOH/AGL Deduction							309,660						
Bedrooms			5 100															ASSESSED VALUE							2,758,789						
Bathrooms			5.5 100															TOTAL EXEMPTION VALUE							0						
Frame		03	MASONRY 100															BASE TAXABLE VALUE							2,758,789						
Stories		2.	2. 100															TOTAL JUST VALUE							3,068,449						
Units			0 100		NCON VALUE							0																			
					INCOME VALUE																										
					PREVIOUS YEAR MKT VALUE							2,743,898																			
Quality		06	Quality Level 06																												
DOR CODE		0100	SINGLE FAMILY																												
MAP NUM			MKT AREA		10																										
NEIGHBORHOOD/LOC		10014.00																													
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																										
BAS	2,372	100	2018	2,372	910,190																										
FGR	631	55	2018	347	133,152																										
FOP	148	30	2018	44	16,884																										
FOP	182	30	2018	55	21,105																										
FOP	580	30	2018	174	66,767																										
FST	25	55	2018	14	5,372																										
FUS	2,115	100	2018	2,115	811,574																										
UOP	72	20	2018	14	5,372																										
UOP	339	20	2018	68	26,094																										
TOTALS		6,464		5,203	996,509																										
EXTRA FEATURES					36 OCEAN CLUB DR, FERNANDINA BEACH																										