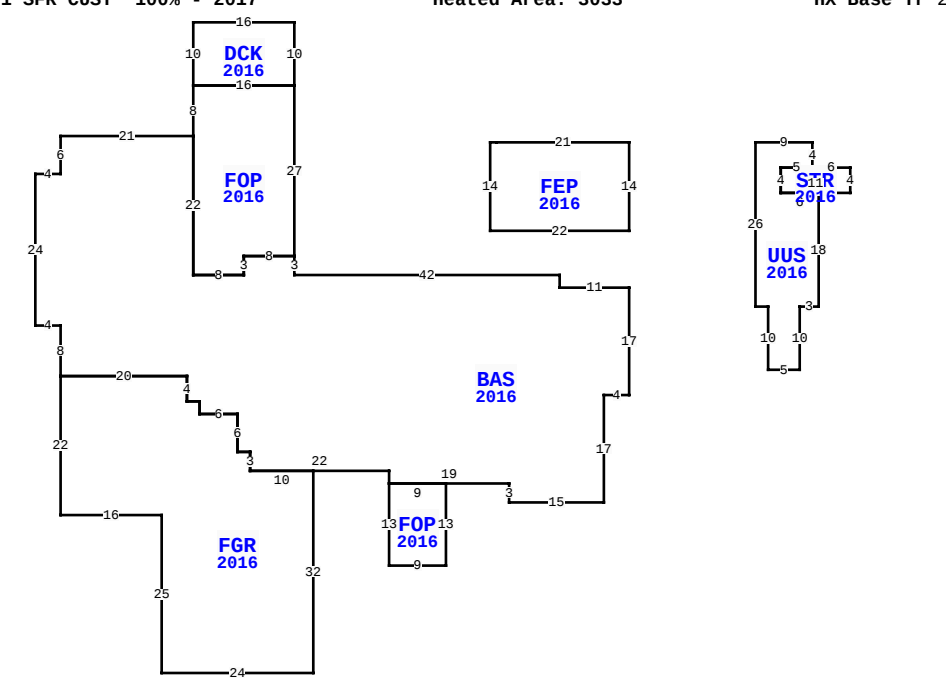


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11 MOSS OAKS DR
FERNANDINA BEACH, FL 32034

01-6N-29-2000-0027-0000



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 1 of 1		5	
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	16	WD FR STUC	100		0500	11	4,306	137.5334	228.31	983,103	2016	2016		0	0	4.50	95.50	VALUATION BY					STANDARD										
Roof Structur	08	IRREGULAR	100		1 SFR CUST 100% - 2017												Heated Area: 3033					HX Base Yr 2017											
Roof Cover	03	COMP SHNGL	100														BUILDING MARKET VALUE					938,863											
Interior Wall	05	DRYWALL	100														TOTAL MARKET OB/XF VALUE					51,496											
Interior Floo	12	HARDWOOD	70														TOTAL LAND VALUE - MARKET					450,000											
Interior Floo	11	CLAY TILE	30														TOTAL MARKET VALUE					1,440,359											
Air Condition	03	CENTRAL	100														SOH/AGL Deduction					764,738											
Heating Type	04	AIR DUCTED	100														ASSESSED VALUE					675,621											
Bedrooms		4	100														TOTAL EXEMPTION VALUE					51,411											
Bathrooms		3.5	100														BASE TAXABLE VALUE					624,210											
Frame	02	WOOD FRAME	100														TOTAL JUST VALUE					1,440,359											
Stories	1.	1. 100			NCON VALUE					0																							
Units		0 100			INCOME VALUE																												
					PREVIOUS YEAR MKT VALUE					1,422,484																							