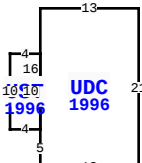


HEINTZMAN MICHAEL & TERESA L/E/
2 LITTLE DUNES CIRCLE
FERNANDINA BEACH, FL 32034

2026



BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY														
ELEMENT	CD					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 100				0500	11	2,245	151.9392	252.22	566,234	1996	1996		0		0	14.00	86.00	VALUATION BY STANDARD										
Roof Structur	03	GABLE/HIP 100				1 SFR CUST 100% - 2019													Heated Area: 2075						HX Base Yr 2019					
Roof Cover	03	COMP SHNGL 100																	Tax Group: 5						Tax Dist:					
Interior Wall	05	DRYWALL 100																	BUILDING MARKET VALUE						486,961					
Interior Floo	12	HARDWOOD 60																	TOTAL MARKET OB/XF VALUE						1,520					
Interior Floo	14	CARPET 40																	TOTAL LAND VALUE - MARKET						550,000					
Air Condition	03	CENTRAL 100																	TOTAL MARKET VALUE						1,038,481					
Heating Type	04	AIR DUCTED 100				SOH/AGL Deduction						463,919																		
Bedrooms		3 100				ASSESSSED VALUE						574,562																		
Bathrooms		3 100				TOTAL EXEMPTION VALUE						HX HB 51,411																		
Frame	02	WOOD FRAME 100				BASE TAXABLE VALUE						523,151																		
Stories Units	2.	2. 100				TOTAL JUST VALUE						1,038,481																		
		0 100				NCON VALUE						0																		
						INCOME VALUE																								
						PREVIOUS YEAR MKT VALUE						922,953																		