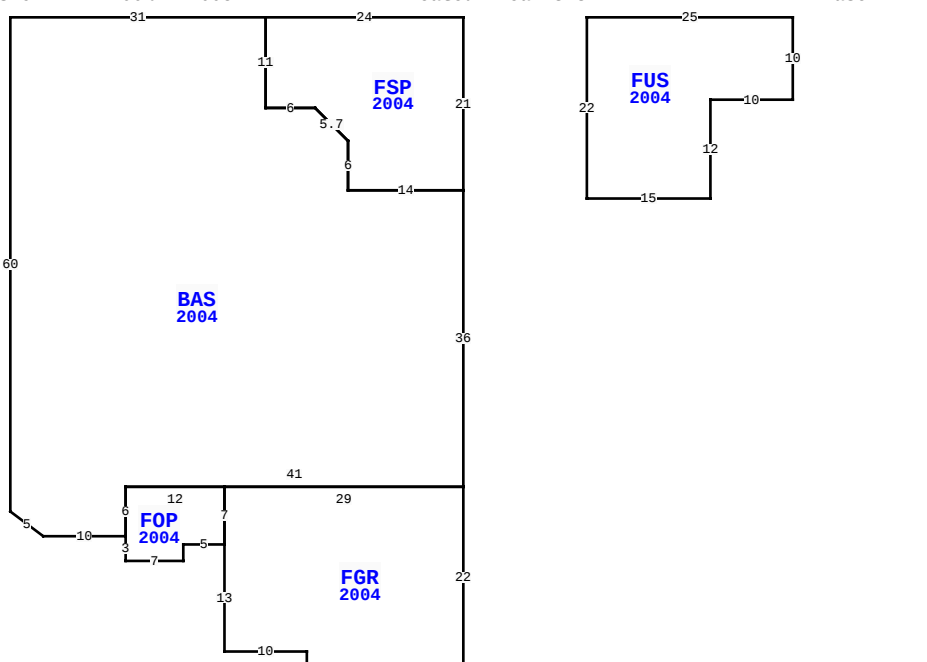


ROFFLER TRENT W & MELISSA J
85186 AMAGANSETT DRIVE
FERNANDINA BEACH, FL 32034

12-2N-27-1460-0334-0000

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	16	WD FR STUC 90								0900	01	3,765	105.3900	146.49	551,535	2004	2004	0	0	10.50	89.50	VALUATION BY								STANDARD													
Exterior Wall	21	STONE 10								1 SNGL FAM 100% - 2005										Heated Area: 3231										HX Base Yr 2005										Tax Group: 4		Tax Dist:	
Roof Structur	08	IRREGULAR 100																		BUILDING MARKET VALUE										493,624													
Roof Cover	03	COMP SHNGL 100																		TOTAL MARKET OB/XF VALUE										3,010													
Interior Wall	05	DRYWALL 100																		TOTAL LAND VALUE - MARKET										127,500													
Interior Floo	14	CARPET 60																		TOTAL MARKET VALUE										624,134													
Interior Floo	11	CLAY TILE 40																		SOH/AGL Deduction										313,009													
Air Condition	03	CENTRAL 100																		ASSESSED VALUE										311,125													
Heating Type	04	AIR DUCTED 100																		TOTAL EXEMPTION VALUE										HX HB 51,411													
Bedrooms		4 100																		BASE TAXABLE VALUE										259,714													
Bathrooms		4 100																		TOTAL JUST VALUE										624,134													
Frame	02	WOOD FRAME 100																		NCON VALUE										0													
Stories	1.5	1.5 100								INCOME VALUE																																	
Units		0 100								PREVIOUS YEAR MKT VALUE										638,856																							
Occupancy	00	NONE 100																																									
Quality		03	Quality Level 03																																								
DOR CODE		0100	SINGLE FAMILY																																								
MAP NUM			MKT AREA					04																																			
NEIGHBORHOOD/LOC		4043.00																																									
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																																						
BAS	2,801	100	2004	2,801	367,235																																						
FGR	618	55	2004	340	44,577																																						
FOP	98	30	2004	29	3,802																																						
FSP	412	40	2004	165	21,633																																						
FUS	430	100	2004	430	56,377																																						
TOTALS		4,359			3,765	493,624																																					
EXTRA FEATURES										85186 AMAGANSETT DR, FERNANDINA BEACH FLA 32110										BLD DATE 03/29/2023 NW LGL DATE																							
																				LAND DATE																							
																				AG DATE																							
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES																											
1	0500	FP-PRE FAB	0	100	0	0		1.00	UT	3,500.00	3,500.00	100	2004	2004	3	86	3,010																										