

SPITZFORM BRYAN
34002 CRAB APPLE CT
FERNANDINA BEACH, FL 32034

26-2N-28-0553-0071-0000

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 100		0900		01		3,672		94.9320		131.96		484,557		2009		2009		0		0		8.00		92.00			
Roof Structur		08		IRREGULAR 100		1		SNGL FAM		100%		- 2017		Heated Area: 3034		HX Base Yr 2017															
Roof Cover		03		COMP SHNGL 100																											
Interior Wall		05		DRYWALL 100																											
Interior Floo		14		CARPET 60																											
Interior Floo		11		CLAY TILE 40																											
Air Condition		03		CENTRAL 100																											
Heating Type		04		AIR DUCTED 100																											
Bedrooms				4 100																											
Bathrooms				4 100																											
Frame		02		WOOD FRAME 100																											
Stories		1.5		1.5 100																											
Units		00		0 100																											
Occupancy		00		NONE 100																											
Quality		01		Quality Level 01																											
DOR CODE		0100		SINGLE FAMILY																											
MAP NUM				MKT AREA																											
NEIGHBORHOOD/LOC		4041.00																													
AREA TYPE		TOTAL GROSS AREA		PCT OF BASE		YEAR		TOT ADJ AREA		SUBAREA MARKET VALUE																					
BAS		2,558		100		2009		2,558		310,550																					
FGR		693		55		2009		381		46,255																					
FGR		300		55		2015		165		20,031																					
FOP		32		30		2009		10		1,214																					
FOP		216		30		2009		65		7,891																					
FUS		476		100		2009		476		57,788																					
PTO		336		5		2015		17		2,064																					
TOTALS		4,611						3,672		445,792																					
EXTRA FEATURES																															
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		2009		2009		3		91		3,185			
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