

HUNT ROBERT WESLEY III/HINES SHELBY LYNN
95186 WINDFLOWER TRL
FERNANDINA BEACH, FL 32034

30-2N-28-0150-0021-0000

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	VALUATION BY								STANDARD								
Exterior Wall	31	HARDIE BRD 70								0100	01	2,358	115.4538	121.23	285,860	2014	2014		0	0	5.15	94.85	Tax Group: 4								Tax Dist:								
Exterior Wall	16	WD FR STUC 30								1 SINGLE FAM 100% - 2022										Heated Area: 2087										HX Base Yr 2022									
Roof Structur	03	GABLE/HIP 100																																					