

SPAULDING TERRY G & PATTY
95379 DOUGLAS RD
FERNANDINA BEACH, FL 32034

35-2N-28-0000-0001-0100

[illegible]

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																																																																																																																																											
CONSTRUCTION										VALUATION SUMMARY										PAGE 2 of 2																																																																																																																																											
ELEMENT		CD		05		AVERAGE 100		0150		MDL		01		924		102.6000		EFF. BASE RATE		57.46		REPL. COST NEW		53,093		1980		1985		0		0		0		17.25		82.75																																																																																																																									
Exterior Wall		03		GABLE/HIP		100		2		ACCESSORY U		100%		- 2000		Heated Area: 816		HX Base Yr		2000		VALUATION BY		Tax Group: 4		Tax Dist:		STANDARD		231,258		4,396		200,000		435,654		244,785		190,869		51,411		139,458		435,654		0		425,538																																																																																																													
Roof Cover		03		COMP SHNGL		100		04		PLYWOOD		100		14		CARPET		100		04		CENTRAL		100		04		AIR DUCTED		100		1		100		0.5		100		02		WOOD FRAME		100		1.		100		0		100		04		DIST		01		100		00		NONE		100																																																																																													
Interior Wall		04		PLYWOOD		100		14		CARPET		100		04		CENTRAL		100		04		AIR DUCTED		100		1		100		0.5		100		02		WOOD FRAME		100		1.		100		0		100		04		DIST		01		100		00		NONE		100																																																																																																			
Air Condition		04		CENTRAL		100		04		AIR DUCTED		100		1		100		0.5		100		02		WOOD FRAME		100		1.		100		0		100		04		DIST		01		100		00		NONE		100																																																																																																															
Heating Type		04		AIR DUCTED		100		1		100		0.5		100		02		WOOD FRAME		100		1.		100		0		100		04		DIST		01		100		00		NONE		100		00		NONE		100																																																																																																															
Bedrooms		04		AIR DUCTED		100		1		100		0.5		100		02		WOOD FRAME		100		1.		100		0		100		04		DIST		01		100		00		NONE		100		00		NONE		100																																																																																																															
Bathrooms		04		AIR DUCTED		100		1		100		0.5		100		02		WOOD FRAME		100		1.		100		0		100		04		DIST		01		100		00		NONE		100		00		NONE		100																																																																																																															
Frame		04		AIR DUCTED		100		1		100		0.5		100		02		WOOD FRAME		100		1.		100		0		100		04		DIST		01		100		00		NONE		100		00		NONE		100																																																																																																															
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Units		04		AIR DUCTED		100		1		100		0.5		100		02		WOOD FRAME		100		1.		100		0		100		04		DIST		01		100		00		NONE		100		00		NONE		100																																																																																																															
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TOTALS		1,056		924		43,934		95379 DOUGLAS RD, FERNANDINA BEACH		BLD DATE		XF DATE		INC DATE		LGL DATE		LAND DATE		AG DATE		05/09/2025		MLU																																																																																																																																							
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