

LEWIS JASON S TRUST/LEWIS JASON S TRUSTEE
96208 BRADY POINT RD
FERNANDINA BEACH, FL 32034

38-2N-28-0180-0007-0000

BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY											
ELEMENT	CD	CONSTRUCTION				TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY									
Exterior Wall	31	HARDIE BRD 100				0500	12	3,846	206.6400		343.02		1,319,255	2022	2022	0	0	1.00	99.00	VALUATION BY				STANDARD			
Roof Structure	04	WOOD TRUSS 100				1 SFR CUST 100% - 2024													Heated Area: 2916				HX Base Yr 2024				
Roof Cover	03	COMP SHNGL 100																		Tax Group: 4				Tax Dist:			
Interior Wall	05	DRYWALL 100																		BUILDING MARKET VALUE				1,386,062			
Interior Floor	12	HARDWOOD 80																		TOTAL MARKET OB/XF VALUE				99,888			
Interior Floor	14	CARPET 20																		TOTAL LAND VALUE - MARKET				400,000			
Air Condition	03	CENTRAL 100																		TOTAL MARKET VALUE				1,805,950			
Heating Type	04	AIR DUCTED 100																		SOH/AGL Deduction				500,135			
Bedrooms		3 100																		ASSESSED VALUE				1,305,815			
Bathrooms		3 100																		TOTAL EXEMPTION VALUE				HX HB 51,411			
Bathrooms																				BASE TAXABLE VALUE				1,254,404			
Frame	02	WOOD FRAME 100																		TOTAL JUST VALUE				1,805,950			
Stories	1.	1. 100				NCON VALUE				0																	
Units		0 100				INCOME VALUE																					
						PREVIOUS YEAR MKT VALUE				1,531,907																	