

COTE-MEROW JANET ANN &/BETTERTON ROBERT J
93450 SANDOWN DRIVE
FERNANDINA BEACH, FL 32034

39-2N-28-0141-0163-0000



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		0900		01	2,920	102.2485	142.13	415,020	2022	2022	0	0	0	99.00	VALUATION BY		STANDARD									
Roof Structur		03	GABLE/HIP 100		1		SNGL	FAM	100% - 2023		Heated Area: 2445				HX Base Yr 2023				Tax Group: 4		Tax Dist:								
Roof Cover		03	COMP SHNGL 100															BUILDING MARKET VALUE		410,870									
Interior Wall		05	DRYWALL 100															TOTAL MARKET OB/XF VALUE		0									
Interior Floo		11	CLAY TILE 50															TOTAL LAND VALUE - MARKET		125,000									
Interior Floo		14	CARPET 50															TOTAL MARKET VALUE		535,870									
Air Condition		03	CENTRAL 100															SOH/AGL Deduction		54,665									
Heating Type		04	AIR DUCTED 100															ASSESSED VALUE		481,205									
Bedrooms			3 100															TOTAL EXEMPTION VALUE		HX HB		51,411							
Bathrooms			2.5 100															BASE TAXABLE VALUE		429,794									
Frame		03	MASONRY 100															TOTAL JUST VALUE		535,870									
Stories			1. 1. 100															NCON VALUE		0									
Units			0 100															INCOME VALUE											
Occupancy		00	NONE 100															PREVIOUS YEAR MKT VALUE		529,556									
Quality		02	Quality Level 02																										
DOR CODE		0100	SINGLE FAMILY																										
MAP NUM			MKT AREA																	04									
NEIGHBORHOOD/LOC		4088.00																											
AREA TYPE		TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																							
BAS		2,445	100	2022	2,445	344,033																							
FGR		640	55	2022	352	49,530																							
FOP		185	30	2022	56	7,879																							
FSP		168	40	2022	67	9,428																							