

MIRABILE LAURA S
83511 WATKINS WALK
FERNANDINA BEACH, FL 32034

40-2N-27-1101-0057-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY											
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1											
ELEMENT	CD	31	HARDIE BRD 100	03	GABLE/HIP 100	1	SINGLE FAM	100%	- 2022	Heated Area: 1795	HX Base Yr 2022	VALUATION BY	Tax Group: 4		Tax Dist:		STANDARD														
Exterior Wall	03	03	COMP SHNGL 100	05	DRYWALL 100	11	CLAY TILE 70	14	CARPET 30	03	CENTRAL 100	04	AIR DUCTED 100	2	100	2	100	02	WOOD FRAME 100												
Roof Structur	03	03	COMP SHNGL 100	05	DRYWALL 100	11	CLAY TILE 70	14	CARPET 30	03	CENTRAL 100	04	AIR DUCTED 100	2	100	2	100	02	WOOD FRAME 100												
Roof Cover	03	03	COMP SHNGL 100	05	DRYWALL 100	11	CLAY TILE 70	14	CARPET 30	03	CENTRAL 100	04	AIR DUCTED 100	2	100	2	100	02	WOOD FRAME 100												
Interior Wall	03	03	COMP SHNGL 100	05	DRYWALL 100	11	CLAY TILE 70	14	CARPET 30	03	CENTRAL 100	04	AIR DUCTED 100	2	100	2	100	02	WOOD FRAME 100												
Interior Floo	03	03	COMP SHNGL 100	05	DRYWALL 100	11	CLAY TILE 70	14	CARPET 30	03	CENTRAL 100	04	AIR DUCTED 100	2	100	2	100	02	WOOD FRAME 100												
Interior Floo	03	03	COMP SHNGL 100	05	DRYWALL 100	11	CLAY TILE 70	14	CARPET 30	03	CENTRAL 100	04	AIR DUCTED 100	2	100	2	100	02	WOOD FRAME 100												
Air Condition	03	03	COMP SHNGL 100	05	DRYWALL 100	11	CLAY TILE 70	14	CARPET 30	03	CENTRAL 100	04	AIR DUCTED 100	2	100	2	100	02	WOOD FRAME 100												
Heating Type	03	03	COMP SHNGL 100	05	DRYWALL 100	11	CLAY TILE 70	14	CARPET 30	03	CENTRAL 100	04	AIR DUCTED 100	2	100	2	100	02	WOOD FRAME 100												
Bedrooms	03	03	COMP SHNGL 100	05	DRYWALL 100	11	CLAY TILE 70	14	CARPET 30	03	CENTRAL 100	04	AIR DUCTED 100	2	100	2	100	02	WOOD FRAME 100												
Bathrooms	03	03	COMP SHNGL 100	05	DRYWALL 100	11	CLAY TILE 70	14	CARPET 30	03	CENTRAL 100	04	AIR DUCTED 100	2	100	2	100	02	WOOD FRAME 100												
Frame	03	03	COMP SHNGL 100	05	DRYWALL 100	11	CLAY TILE 70	14	CARPET 30	03	CENTRAL 100	04	AIR DUCTED 100	2	100	2	100	02	WOOD FRAME 100												
Stories	03	03	COMP SHNGL 100	05	DRYWALL 100	11	CLAY TILE 70	14	CARPET 30	03	CENTRAL 100	04	AIR DUCTED 100	2	100	2	100	02	WOOD FRAME 100												
Units	03	03	COMP SHNGL 100	05	DRYWALL 100	11	CLAY TILE 70	14	CARPET 30	03	CENTRAL 100	04	AIR DUCTED 100	2	100	2	100	02	WOOD FRAME 100												
Occupancy	03	03	COMP SHNGL 100	05	DRYWALL 100	11	CLAY TILE 70	14	CARPET 30	03	CENTRAL 100	04	AIR DUCTED 100	2	100	2	100	02	WOOD FRAME 100												
Quality		04		Quality Level 04																											
DOR CODE		0100		SINGLE FAMILY																											
MAP NUM				MKT AREA		04																									
NEIGHBORHOOD/LOC		4090.00																													
AREA TYPE		TOTAL GROSS AREA		PCT OF BASE		YEAR		TOT ADJ AREA		SUBAREA MARKET VALUE																					
BAS		1,795		100		2021		1,795		225,606																					
FGR		462		55		2021		254		31,924																					
FOP		55		30		2021		16		2,011																					
FSP		162		40		2021		65		8,170																					
TOTALS		2,474						2,130		267,711																					
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	