



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY														
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 2														
ELEMNT		CD	TYPE		MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION BY																		
Exterior Wall		31	HARDIE BRD 100		0900	01	1,732	109.4400	152.12	263,472	1989	1989	0	0	0	16.25	83.75	STANDARD																
Roof Structur		03	GABLE/HIP 100		1 SNGL FAM 100% - 2021										Heated Area: 1436										HX Base Yr 2021									
Roof Cover		03	COMP SHNGL 100																															
Interior Wall		05	DRYWALL 100																															
Interior Floo		13	LVT/LAMNT 80																															
Interior Floo		11	CLAY TILE 20																															
Air Condition		03	CENTRAL 100																															
Heating Type		04	AIR DUCTED 100																															
Bedrooms			3 100																															
Bathrooms			2 100																															
Frame		02	WOOD FRAME 100																															
Stories		1.	1. 100																															
Units			0 100																															
Occupancy		00	NONE 100																															
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**HUNTER PEGGY & CLAUDE L/E/
95091 PALMETTO TRL
FERNANDINA BEACH, FL 32034**

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