

S&S TRUST/STEIN PHILIP A TRUSTEE
9621 CAUSEWAY PL
FERNANDINA BEACH, FL 32034

42-2N-27-0000-0078-0030

BUILDING CHARACTERISTICS													
ELEMENT	CD	CONSTRUCTION											
Exterior Wall	03	VINYL 100											
Roof Structur	03	GABLE/HIP 100											
Roof Cover	12	MODULAR MT 100											
Interior Wall	05	DRYWALL 100											
Interior Floo	08	SHT VINYL 50											
Interior Floo	14	CARPET 50											
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											
Quality		03 Quality Level 03											
DOR CODE		0100SINGLE FAMILY											
MAP NUM		MKT AREA						04					
NEIGHBORHOOD/LOC		4053.00											
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE								
BAS	1,296	100	1996	1,296	59,766								
DCK	144	15	2005	22	1,015								
TOTALS		1,440		1,318		60,781							

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0800	02	1,318	122.0000	109.80	144,716	1996	2000	0	0	58.00	42.00
1 M/H 94+ 0% - 0											
Heated Area: 1296 HX Base Yr											
27 45 18 8 3 27 48 BAS 1996 DCK 2005											

NASSAU COUNTY PROPERTY										PAGE 1 of 2		4
VALUATION SUMMARY										VALUATION BY		STANDARD
Tax Group: 4										Tax Dist:		
BUILDING MARKET VALUE												205,630
TOTAL MARKET OB/XF VALUE												518
TOTAL LAND VALUE - MARKET												65,000
TOTAL MARKET VALUE												271,148
SOH/AGL Deduction												19,040
ASSESSED VALUE												252,108
TOTAL EXEMPTION VALUE												0
BASE TAXABLE VALUE												252,108
TOTAL JUST VALUE												271,148
NCON VALUE												0
INCOME VALUE												
PREVIOUS YEAR MKT VALUE												258,665

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