

PEARSALL JAMES & MARYANN REVOCABLE TRUST/PEARSALL
86193 TRANQUIL CT
FERNANDINA BEACH, FL 32097

42-2N-27-4373-0006-0000

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		10		ABOVE AVG 100		0100		01		2,144		120.4959		126.52		271,259		2019		2019		0		0		2.50		97.50		VALUATION BY			
Roof Structure		03		GABLE/HIP 100		1		SINGLE FAM		100%		- 2025		Heated Area: 1839		HX Base Yr 2025														STANDARD			
Roof Cover		03		COMP SHNGL 100																										Tax Group: 4			
Interior Wall		05		DRYWALL 100																										Tax Dist:			
Interior Floor		11		CLAY TILE 70																										BUILDING MARKET VALUE			
Interior Floor		14		CARPET 30																										TOTAL MARKET OB/XF VALUE			
Air Condition		03		CENTRAL 100																										TOTAL LAND VALUE - MARKET			
Heating Type		04		AIR DUCTED 100																										TOTAL MARKET VALUE			
Bedrooms				3 100																										SOH/AGL Deduction			
Bathrooms				2 100																										ASSESSED VALUE			
Frame		02		WOOD FRAME 100																										TOTAL EXEMPTION VALUE			
Stories		1.		1. 100																										HX HB			
Units		0		0 100																										BASE TAXABLE VALUE			
Occupancy		00		NONE 100																										TOTAL JUST VALUE			
																														NCON VALUE			
																														INCOME VALUE			
																														PREVIOUS YEAR MKT VALUE			
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