

DRAYTON PAUL/KILLOUGH RANA
95222 DOUGLAS RD
FERNANDINA BEACH, FL 32034

45-2N-28-550A-0001-0200

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 1 of 1										4														
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		05	AVERAGE 100		0820	02	1,053	115.4000		98.09	103,289	1986	1989	0	0	0	70.00	30.00	VALUATION BY										STANDARD																									
Roof Structur		03	GABLE/HIP 100		2 M/H 93- 100% - 2006										Heated Area: 960										HX Base Yr 2006																													
Roof Cover		03	COMP SHNGL 100		8 6 6 32 24 24 40 10 8 8 18 10 10 18 BAS 1986 UOP 2020 UOP 2018 <td colspan="2">Interior Wall</td> <td>05</td> <td colspan="2">DRYWALL 100</td> <td colspan="10"></td> <td colspan="10">BUILDING MARKET VALUE</td> <td colspan="10">30,987</td>										Interior Wall		05	DRYWALL 100												BUILDING MARKET VALUE										30,987														
Interior Floo		13	LVT/LAMNT 90																						TOTAL MARKET OB/XF VALUE										5,100																			
Interior Floo		02	MIN PLYWD 10																						TOTAL LAND VALUE - MARKET										100,000																			
Air Condition		03	CENTRAL 100																						TOTAL MARKET VALUE										136,087																			
Heating Type		04	AIR DUCTED 100																						SOH/AGL Deduction										71,728																			
Bedrooms			3 100																						ASSESSED VALUE										64,359																			
Bathrooms			2 100																						TOTAL EXEMPTION VALUE										HX HB 39,359																			
Frame		02	WOOD FRAME 100																						BASE TAXABLE VALUE										25,000																			
Stories		1.	1. 100																						TOTAL JUST VALUE										136,087																			
Units			0 100																						NCON VALUE										0																			
															INCOME VALUE																																							
															PREVIOUS YEAR MKT VALUE										132,796																													
Quality		03	Quality Level 03												PERMIT NUM										DESCRIPTION										AMT										ISSUED									
DOR CODE		0200	MOBILE HOME												MH4551										MH MOVE-ON										0										03/01/2005									
MAP NUM			MKT AREA												E14465										ELEC OTHER										0										03/01/2005									
NEIGHBORHOOD/LOC		4004.00													M09363										MECH OTHER										0										03/01/2005									
															P09110										OTHER										0										03/01/2005									
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