

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

45-2N-28-550A-0001-0210

BUILDING CHARACTERISTICS												MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 1 of 1				4					
ELEMENT		CD		CONSTRUCTION										VALUATION SUMMARY																											
Exterior Wall		30		VINYL 100										TYPE		MDL		EFF. AREA		TOT ADJ PTS		EFF. BASE RATE		REPL. COST NEW		AYB		EYB		ECON		FNCT		NORM		% COND		VALUATION BY		STANDARD	
Roof Structur		03		GABLE/HIP 100										0800		02		2,160		115.6000		104.04		224,726		2021		2021		0		0		5.00		95.00		Tax Group: 4		Tax Dist:	
Roof Cover		03		COMP SHNGL 100										1		M/H		94+		0%		- 0		Heated Area: 2160		HX Base Yr		BUILDING MARKET VALUE		213,490											
Interior Wall		05		DRYWALL 100																														TOTAL MARKET OB/XF VALUE		0					
Interior Floo		08		SHT VINYL 60																												TOTAL LAND VALUE - MARKET		100,000							
Interior Floo		14		CARPET 40																												TOTAL MARKET VALUE		313,490							
Air Condition		03		CENTRAL 100																												SOH/AGL Deduction		59,323							
Heating Type		04		AIR DUCTED 100																												ASSESSED VALUE		254,167							
Bedrooms				5 100																												TOTAL EXEMPTION VALUE		0							
Bathrooms				3 100																												BASE TAXABLE VALUE		254,167							
Frame		02		WOOD FRAME 100																												TOTAL JUST VALUE		313,490							
Stories		1.		1. 100																												NCON VALUE		0							
Units				0 100																												INCOME VALUE									
BUD8 Adjustme		04		DIST 01 100																												PREVIOUS YEAR MKT VALUE		305,875							
Quality		03		Quality Level 03																																					
DOR CODE		0200		MOBILE HOME																																					
MAP NUM				MKT AREA																														04							
NEIGHBORHOOD/LOC				4004.00																																					
AREA TYPE		TOTAL GROSS AREA		PCT OF BASE		YEAR		TOT ADJ AREA		SUBAREA MARKET VALUE																															
BAS		2,160		100		2021		2,160		213,490																															
TOTALS		2,160						2,160		213,490																															
EXTRA FEATURES												95192 DOUGLAS RD, FERNANDINA BEACH										BLD DATE				LGL DATE		05/09/2025		MLU											
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