

THORNTON LEONA R/WINKLER LOIS MARIE
95195 BOBCAT LANE
FERNANDINA BEACH, FL 32034

45-2N-28-550E-0024-0000

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		30	VINYL 100		0800	02	1,160	116.8000	105.12	121,939	1998	1998		0	0	65.00	35.00	VALUATION BY				STANDARD								
Roof Structur		03	GABLE/HIP 100		1 M/H 94+ 100% - 2023										Heated Area: 1064				HX Base Yr 2023				Tax Group: 4				Tax Dist:			
Roof Cover		03	COMP SHNGL 100		</																									

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