

LOT 7
IN OR 1760/1702
AMELIA MARSH SUB PB 4/104

PENNINGTON NORMA J
105 LAWRENCE ROAD
FERNANDINA BEACH, FL 32034

2023

00-00-30-0080-0007-0000



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1									
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	STANDARD														
Exterior Wall	16	WD FR STUC 100	0200	01	2,194	111.9160	83.94	184,164	1999	1999	0	0	0	11.50	88.50														
Roof Structur	03	GABLE/HIP 100	1 SFR MODULR - 100% - 2012													Heated Area: 2089													
Roof Cover	03	COMP SHNGL 100														HX Base Yr 2012													
Interior Wall	05	DRYWALL 60																											
Interior Wall	04	PLYWOOD 40																											
Interior Floo	13	LVT/LAMNT 90																											
Interior Floo	18	SLATE 10																											
Air Condition	03	CENTRAL 100																											
Heating Type	04	AIR DUCTED 100																											
Bedrooms	4	100																											
Bathrooms	3	100																											
Frame	02	WOOD FRAME 100																											
Stories	1.	1. 100																											
Units	0	100																											
BUD8 Adjustme	05	DIST 1A 100																											
Occupancy	00	NONE 100																											
Quality	03	Quality Level 03																											
DOR CODE	0100	SINGLE FAMILY																											
MAP NUM		MKT AREA														02													
NEIGHBORHOOD/LOC	2020.00																												
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																									
BAS	2,089	100	2,089	155,186																									
USP	351	30	105	7,800																									
TOTALS	2,440		2,194	162,985																									
EXTRA FEATURES										105 LAWRENCE LN, FERNANDINA BEACH																			
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES													
2	0940	SHEDS/PORT	0 100	12	8	96.00	SF	30.00	30.00	100	1983	1983	3	20	576														
7	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1999	1999	3	84	2,940														
8	1242	WD DECK A	0 100	0	0	328.00	SF	10.00	10.00	100	1999	1999	3	20	656														
9	0681	POLE SHED	0 100	13	7	91.00	SF	15.00	15.00	100	2001	2001	3	30	410														
10	0810	CONCRETE A	0 100	14	10	140.00	SF	6.50	6.50	100	2001	2001	3	82	746														
LAND DESCRIPTION										TOTAL OB/XF										5,328									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV					
1	000100	C	SFR	100		RS-2	127.00	180.00	127.00	FF		1.00	1.00	1.00	1,000.00	1,000.00	127,000												
REVIEW DATE 05/11/2020 BY DJA Total Acres: 0.00 Total Land Value: 127,000 Market: 0 Agricultural: 0 Common: 127,000 PRINTED 08/02/2023 BY SYS																													