

LOT 7
PT OR 2008/1901
EX R/W IN OR 83/582

HAYES CHARLES M III & SUZAN PAMELA
1963 S 8TH ST STE B
FERNANDINA BEACH, FL 32034

2023

00-00-30-0120-0007-0000



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	PAGE 1 of 1														
Exterior Wall	05	AVERAGE 60	1701	04	1,803	100.5795	142.82	257,504	1943	1975	0	0	75.50	24.50	VALUATION SUMMARY														
Exterior Wall	20	FACE BRICK 40	1 OFFICE 1&2 - 0% - 0													STANDARD													
Roof Structur	04	WOOD TRUSS 100	Heated Area: 1707													HX Base Yr													
Roof Cover	03	COMP SHNGL 100																											
Interior Wall	08	DECORATIVE 80																											
Interior Wall	05	DRYWALL 20																											
Interior Floo	14	CARPET 80																											
Interior Floo	11	CLAY TILE 20																											
Ceiling	01	FIN.SUSPD 100																											
Air Condition	03	CENTRAL 100																											
Heating Type	04	AIR DUCTED 100																											
Fixtures	5	100																											
Frame	02	WOOD FRAME 100																											
Story Height	9	100																											
RMS	6	100																											
Stories	1.	1. 100																											
Units	0	100																											
BUD8 Adjustme	05	DIST 1A 100																											
Quackancy	00	QWERTYCCCE00 03																											
DOR CODE	1700	OFFICE BUILDINGS																											
MAP NUM		MKT AREA	02																										
NEIGHBORHOOD/LOC	2004.00																												
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																									
BAS	1,707	100	1,707	59,730																									
CAN	320	30	96	3,359																									
TOTALS	2,027		1,803	63,088																									
EXTRA FEATURES					1963 S 8TH ST, 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														
1	0803	ASPHALT C	0 0	0 0	5,229.00	SF	2.00	2.00	100	1980	1980	3	50	5,229															
2	0810	CONCRETE A	0 0	0 0	58.00	SF	6.50	6.50	100	1980	1980	3	35	132															
4	0446	BOX FNC 6'	0 0	0 0	129.00	LF	20.00	20.00	100	1987	1987	3	20	516															
5	1242	WD DECK A	0 0	9 4	36.00	SF	10.00	10.00	100	2013	2013	3	65	234															
6	0446	BOX FNC 6'	0 0	0 0	11.00	LF	20.00	20.00	100	2017	2017	3	82	180															
7	0463	FENCE GATE	0 0	0 0	1.00	UT	300.00	300.00	100	2017	2017	3	94	282															
TOTAL OB/XF 6,573																													
LAND DESCRIPTION																													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV					
1	001700	C	1STORY OFF	0	0003	CI	100.00	100.00	10,117.00	SF		1.00	1.00	1.00	12.50	12.50	126,462												
REVIEW DATE 01/14/2021 BY HSA Total Acres: 0.00 Total Land Value: 126,462 Market: 0 Agricultural: 0 Common: 126,462 PRINTED 08/02/2023 BY SYS																													