

LOTS 30 & 28
IN OR 1887/702
BELLE GLADE SUB PB 3/55

JAROSKA DARIUSZ
1639 ORANGE AV
FERNANDINA BEACH, FL 32034

2023

00-00-30-0140-0030-0000



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 2														
Exterior Wall	16	WD FR STUC 100	0100	01	2,152	104.5513	94.36	203,063	1984	1984	0	0	0	19.00	81.00	VALUATION BY STANDARD													
Roof Structur	02	SHED 100	1 SINGLE FAM - 100% - 2014													Heated Area: 1818 HX Base Yr 2014													
Roof Cover	12	MODULAR MT 100																											
Interior Wall	05	DRYWALL 100																											
Interior Floo	13	LVT/LAMMT 70																											
Interior Floo	11	CLAY TILE 30																											
Air Condition	03	CENTRAL 100																											
Heating Type	04	AIR DUCTED 100																											
Bedrooms	3	100																											
Bathrooms	2	100																											
Frame	02	WOOD FRAME 100																											
Stories	1.	1. 100																											
Units	0	100																											
BUD8 Adjustme	05	DIST 1A 100																											
Occupancy	00	NONE 100																											
Quality			02	Quality Level 02																									
DOR CODE			0100	SINGLE FAMILY																									
MAP NUM			MKT AREA												03														
NEIGHBORHOOD/LOC			3047.00																										
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																									
BAS	1,477	100	1,477	112,890																									
BAS	77	100	77	5,885																									
BAS	264	100	264	20,178																									
FGR	396	55	218	16,662																									
FOP	48	30	14	1,070																									
FSP	256	40	102	7,796																									
TOTALS			2,518	2,152	164,481																								
EXTRA FEATURES			1639 ORANGE AVE, 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	0811	CONCRETE B	0	100	42	17	714.00	SF	5.20	5.20	100	1984	1984	3	47	1,745													
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1984	1984	3	58	2,030													
4	0810	CONCRETE A	0	100	24	20	480.00	SF	6.50	6.50	100	1984	1984	3	47	1,466													
5	1123	CB 8"	0	100	0	0	3,709.00	SF	1.85	1.85	100	2000	2000	3	80	5,474													
6	0810	CONCRETE A	0	100	0	0	358.00	SF	6.50	6.50	100	2000	2000	3	80	1,862													
7	0810	CONCRETE A	0	100	0	0	212.00	SF	6.50	6.50	100	2000	2000	3	80	1,102													
8	0810	CONCRETE A	0	100	4	3	12.00	SF	6.50	6.50	100	2000	2000	3	80	62													
9	0810	CONCRETE A	0	100	10	2	20.00	SF	6.50	6.50	100	2000	2000	3	80	104													
10	0476	VF 6 SBPL	0	100	0	0	8.00	LF	32.00	32.00	100	2009	2009	3	78	200													
11	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2009	2009	3	78	234													
LAND DESCRIPTION			TOTAL OB/XF												14,279														
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	000100	C	SFR	100		RS-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	200,000.00	200,000.00	200,000												
2	000100	C	SFR	100			0.00	0.00	1.00	LT		1.00	1.00	1.00	200,000.00	200,000.00	200,000												
REVIEW DATE 07/29/2019 BY DJA Total Acres: 0.00 Total Land Value: 400,000 Market: 0 Agricultural: 0 Common: 400,000 PRINTED 08/02/2023 BY SYS																													

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