

PT OF LOT 2
IN OR 2166/1320
GERBING AZALEA GARDENS SUB

HEARD JOHN H L/E/
PO BOX 693
FERNANDINA BEACH, FL 32035-0693

2023

00-00-30-0260-0002-0020



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		20	FACE BRICK 100		0500	01	5,281	116.4700	165.97	876,488	1945	1975	0	0	0	31.85	68.15	VALUATION BY											
Roof Structur		03	GABLE/HIP 100		1 SFR CUST - 100% - 2005										Heated Area: 3063														
Roof Cover		03	COMP SHNGL 100												HX Base Yr 2005														
Interior Wall		05	DRYWALL 60																										
Interior Wall		06	CUST PANEL 40																										
Interior Floo		12	HARDWOOD 60																										
Interior Floo		11	CLAY TILE 40																										
Air Condition		03	CENTRAL 100																										
Heating Type		04	AIR DUCTED 100																										
Bedrooms		2	100																										
Bathrooms		4	100																										
Frame		02	WOOD FRAME 100																										
Stories		1.5	1.5 100																										
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												03														
NEIGHBORHOOD/LOC		3027.00																											
AREA TYPE		TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																								
BAS		2,752	100	2,752	311,274																								
FEP		2,136	80	1,709	193,303																								
FOP		270	30	81	9,162																								
FOP		282	30	85	9,614																								
FST		96	55	53	5,994																								
FUS		311	100	311	35,177																								
PTO		264	5	13	1,471																								
UGR		576	45	259	29,295																								
UOP		5	20	1	113																								
UOP		14	20	3	339																								
TOTALS		6,779		5,281	597,327																								
EXTRA FEATURES					4736 MEADOWLARK LN, FERNANDINA BEACH																								
					BLD DATE										LGL DATE														
					XF DATE										LAND DATE														
					INC DATE										AG DATE														
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	0861	POOL GUNIT	0	100	28	12	336.00	SF	85.00	85.00	100	1980	1980	3	20	5,712													
2	0810	CONCRETE A	0	100	14	4	56.00	SF	6.50	6.50	100	1998	1998	3	77	280													
4	0810	CONCRETE A	0	100	0	0	1,238.00	SF	6.50	6.50	100	1998	1998	3	77	6,196													
5	0825	BRICK	0	100	44	7	308.00	SF	12.50	12.50	100	1998	1998	3	93	3,581													
6	0500	FP-PRE FAB	0	100	0	0	2.00	UT	3,500.00	3,500.00	100	1960	1960	3	23	1,610													
7	0462	ST/AL FNC	0	100	230	4	920.00	SF	10.00	10.00	100	1998	1998	3	27	2,484													
8	0463	FENCE GATE	0	100	0	0	2.00	UT	300.00	300.00	100	1998	1998	3	48	288													
9	0462	ST/AL FNC	0	100	270	4	1,080.00	SF	10.00	10.00	100	1999	1999	3	28	3,024													
10	0463	FENCE GATE	0	100	0	0	1.00	UT	300.00	300.00	100	1999	1999	3	52	156													
11	0825	BRICK	0	100	18	4	72.00	SF	12.50	12.50	100	1999	1999	3	94	846													
LAND DESCRIPTION										TOTAL OB/XF										24,177									
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	000132	C	SFR RIVER	100		RS-1	115.00	375.00	115.00	FF		1.00	1.00	1.00	7,500.00	7,500.00	862,500												

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