

PT OF LOT 30
OR 2454/636 & PT ABND R/W IN
OR 758/1343

CALAZANS PAULO JR
2424 RUSSELL ROAD
FERNANDINA BEACH, FL 32034

2023

00-00-30-034A-0030-0050



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 2									
Exterior Wall	05	AVERAGE 100	2501	04	821	81.2700	71.72	58,882	1993	2003	0	0	0	16.00	84.00	VALUATION BY					STANDARD								
Roof Structur	04	WOOD TRUSS 100	1 SERV SHOP - 0% - 0													Heated Area: 574					HX Base Yr								
Roof Cover	12	MODULAR MT 100														Tax Group: 8					Tax Dist:								
Interior Wall	04	PLYWOOD 100														BUILDING MARKET VALUE					96,109								
Interior Floo	08	SHT VINYL 100														TOTAL MARKET OB/XF VALUE					36,439								
Ceiling	01	FIN.SUSPD 100														TOTAL LAND VALUE - MARKET					301,000								
Air Condition	01	NONE 100														TOTAL MARKET VALUE					433,548								
Heating Type	03	FORCED AIR 100														SOH/AGL Deduction					0								
Fixtures	3	100														ASSESSED VALUE					433,548								
Frame	02	WOOD FRAME 100														TOTAL EXEMPTION VALUE					0								
Story Height	8	100														BASE TAXABLE VALUE					433,548								
RMS	1	100														TOTAL JUST VALUE					433,548								
Stories	1	100	NCON VALUE					0																					
Units	0	100	INCOME VALUE																										
Occupancy	00	NONE 100	PREVIOUS YEAR MKT VALUE					414,335																					
Quality			03 Quality Level 03																										
DOR CODE			2500 REPAIR SERVICE																										
MAP NUM			MKT AREA			02																							
NEIGHBORHOOD/LOC			2020.00																										
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																									
BAS	490	100	490	29,520																									
BAS	84	100	84	5,060																									
UCP	660	20	132	7,952																									
UCP	253	20	51	3,073																									
UST	160	40	64	3,856																									
TOTALS			1,647			821			49,461																				
EXTRA FEATURES					2356 RUSSELL RD, 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	0424	CL FNC 6'	0	0	0	371.00	LF	20.00	20.00	100	1993	1993	3	32	2,374														
2	0466	FNC GT 20'	0	0	0	1.00	UT	600.00	600.00	100	1993	1993	3	32	192														
3	0803	ASPHALT C	0	0	0	4,128.00	SF	1.00	1.00	100	1994	1994	3	50	2,064														
4	0810	CONCRETE A	0	0	25	500.00	SF	6.50	6.50	100	1993	1993	3	68	2,210														
5	0810	CONCRETE A	0	0	0	176.00	SF	6.50	6.50	100	1993	1993	3	68	778														
6	1242	WD DECK A	0	0	0	84.00	SF	10.00	10.00	100	2005	2005	3	27	227														
7	0465	FNC GT 15'	0	0	0	1.00	UT	450.00	450.00	100	2000	2000	3	55	248														
8	0680	POLE SHED	0	0	6	30.00	SF	10.00	10.00	100	2000	2000	3	29	87														
9	0810	CONCRETE A	0	0	30	480.00	SF	6.50	6.50	100	1983	1983	3	44	1,373														
10	0430	CL FNC 6B	0	0	0	612.00	LF	9.70	9.70	100	1983	1983	3	21	1,247														
LAND DESCRIPTION										TOTAL OB/XF										10,800									
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	002500	C	SRVC SHOPS	0	0006	IW	125.00	268.00	33,500.00	SF		1.00	1.00	1.00	5.00	5.00	167,500												
2	002500	C	SRVC SHOPS	0	0006	IW	0.00	0.00	26,700.00	SF		1.00	1.00	1.00	5.00	5.00	133,500												
REVIEW DATE 11/25/2020 BY KK Total Acres: 0.00 Total Land Value: 301,000 Market: 0 Agricultural: 0 Common: 301,000 PRINTED 08/02/2023 BY SYS																													

CALAZANS PAULO JR
2424 RUSSELL ROAD
FERNANDINA BEACH, FL 32034

00-00-30-034A-0030-0050

[illegible]