

31-3N-28 (S-3 S-6 & S-7)
PT OF N1/2 & S1/2 OF LOT 7
IN OR 2586/426

TEA HOMES LLC
5466 LEONARD STREET
FERNANDINA BEACH, FL 32034

2023

00-00-30-034B-0007-0030



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	16	WD FR STUC 100	0100	01	1,531	115.2600	104.02	159,255	1970	1995	0	0	13.50	86.50	VALUATION SUMMARY														
Roof Structur	03	GABLE/HIP 100	1 SINGLE FAM - 0% - 2023													Heated Area: 1311													
Roof Cover	12	MODULAR MT 100														HX Base Yr													
Interior Wall	05	DRYWALL 100																											
Interior Floo	14	CARPET 70																											
Interior Floo	08	SHT VINYL 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			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	1,311	100	1,311	117,960																									
UDG	400	55	220	19,795																									
TOTALS			1,711			1,531	137,756																						
EXTRA FEATURES			124 PETERS 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												
2	0810	CONCRETE A	0	0	0	0	400.00	SF	6.50	6.50	100	1970	1970	3	22	572													
3	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1970	1970	3	31.2	1,092													
4	0350	CARPORT WD	0	0	16	10	160.00	SF	8.58	8.58	100	1970	1970	3	20	275													
5	0200	BARN WD 0-	0	0	16	12	192.00	SF	20.00	20.00	100	1970	1970	3	20	768													
6	0510	GARAGE WD-	0	0	16	12	192.00	SF	29.75	29.75	100	1995	1995	3	24	1,371													
7	0350	CARPORT WD	0	0	6	12	72.00	SF	8.58	8.58	100	2000	2000	3	20	124													
8	0351	CARPORT MT	0	0	20	20	400.00	SF	10.00	10.00	100	1996	1996	3	20	800													
TOTAL OB/XF																		5,002											
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	000115	C	SFR ACRES	0	0007	OR	0.00	0.00	1.01	AC		1.00	1.00	0.70	95,000.00	66,500.00	67,165												
2	000115	C	SFR ACRES	0	0007		0.00	0.00	0.13	AC		1.00	1.00	0.70	95,000.00	66,500.00	8,645												
REVIEW DATE 12/27/2022 BY TWA Total Acres: 1.14 Total Land Value: 75,810 Market: 0 Agricultural: 0 Common: 75,810 PRINTED 08/02/2023 BY SYS																													