

PT OF W1/2 OF LOT 24
R498392, R498393 & R498394
IN OR 403 PG 371

THORNTON DARRELL & PATRICIA A
2035 BRIDAL ROAD
FERNANDINA BEACH, FL 32034

2023

00-00-30-034B-0024-0030



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 2																										
Exterior Wall	10	ABOVE AVG 100	0820	02	1,883	119.2000	77.48	145,895	1992	1992	0	0	0	70.00	30.00	VALUATION SUMMARY																									
Roof Structur	03	GABLE/HIP 100	1 M/H 93- - 100% - 0													Heated Area: 1785													HX Base Yr												
Roof Cover	03	COMP SHNGL 100	13 30 21 13 5 27 56 27																																						
Interior Wall	05	DRYWALL 100	UOP 2021																																						
Interior Floo	14	CARPET 80	BAS 1993																																						
Interior Floo	08	SHT VINYL 20																																							
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																																							
Quality			03	Quality Level 03																																					
DOR CODE			0200 MOBILE HOME																																						
MAP NUM																					MKT AREA		02																		
NEIGHBORHOOD/LOC			2020.00																																						
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																																					
BAS	1,785	100	1,785	41,491																																					
UOP	390	25	98	2,278																																					
TOTALS			2,175	1,883	43,768																																				
EXTRA FEATURES			2035 BRIDAL 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	0940	SHEDS/PORT	0 100	12	16	192.00	SF	30.00	30.00	100	1984	1984	3	20	1,152																										
2	0504	FP-ELECTRI	0 100	0	0	1.00	UT	2,000.00	2,000.00	100	1992	1992	3	74	1,480																										
3	1242	WD DECK A	0 100	8	20	160.00	SF	10.00	10.00	100	1992	1992	3	20	320																										
4	1241	WD DECK G	0 100	4	4	16.00	UT	11.50	11.50	100	1992	1992	3	20	37																										
LAND DESCRIPTION																	TOTAL OB/XF 2,989																								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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	100		OR	151.00	291.00	1.00	AC		1.00	1.00	1.00	115,000.00	115,000.00	115,000																								
REVIEW DATE 12/14/2021 BY DJ Total Acres: 1.00 Total Land Value: 115,000 Market: 0 Agricultural: 0 Common: 115,000 PRINTED 08/02/2023 BY SYS																																									

VALUATION BY				STANDARD																							
Tax Group: 8				Tax Dist:																							
BUILDING MARKET VALUE				60,505																							
TOTAL MARKET OB/XF VALUE				2,989																							
TOTAL LAND VALUE - MARKET				115,000																							
TOTAL MARKET VALUE				178,494																							
SOH/AGL Deduction				69,525																							
ASSESSED VALUE				108,969																							
TOTAL EXEMPTION VALUE				HX HB 50,000																							
BASE TAXABLE VALUE				58,969																							
TOTAL JUST VALUE				178,494																							
NCON VALUE				0																							
INCOME VALUE																											
PREVIOUS YEAR MKT VALUE				174,862																							
PERMIT NUM				DESCRIPTION				AMT				ISSUED															
20011219				CARPORT				0				01/01/2021															
SALES DATA				OFF RECORD Number				DATE				TYPE INST				Q / V I / I				RSN CD				SALE PRICE			
0403/0371				11/01/1983				WD				Q				V								7,000			
GRANTOR:																											
GRANTEE:																											
BUILDING NOTES																											
BUILDING DIMENSIONS																											
BAS=[YR=1993] W5 N13 W21 UOP=[YR=2021] W30 S13 E30 N13\$ S13 W30 S27E56 N27 \$.																											

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