

LOT 1
IN OR 374/106 ESMT OR 541/541
LANDS OF E O FRIENDS R/P OF

BRANCH DEBRA LYNN &/BROWN LAWRENCE EST
529 J I TAYLOR CT
FERNANDINA BEACH, FL 32034

2023

00-00-30-034C-0001-0000



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 1														
Exterior Wall	05	AVERAGE 100	0820	02	1,184	113.8000	73.97	87,580	1984	1984	0	0	0	70.00	30.00	VALUATION SUMMARY													
Roof Structur	03	GABLE/HIP 100	2 M/H 93- - 20% - 2021													Heated Area: 1142													
Roof Cover	01	MINIMUM 100														HX Base Yr 2021													
Interior Wall	04	PLYWOOD 50																											
Interior Wall	05	DRYWALL 50																											
Interior Floo	14	CARPET 70																											
Interior Floo	08	SHT VINYL 30																											
Air Condition	03	CENTRAL 100																											
Heating Type	04	AIR DUCTED 100																											
Bedrooms		2 100																											
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	918	100	918	20,371																									
BAS	224	100	224	4,971																									
UOP	40	25	10	222																									
UOP	126	25	32	710																									
TOTALS			1,308	1,184	26,274																								
EXTRA FEATURES			529 J I TAYLOR CT, 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	0940	SHEDS/PORT	0	20	12	12	144.00	SF	30.00	30.00	100	1988	1988	3	20	864													
3	1242	WD DECK A	0	20	7	4	28.00	SF	10.00	10.00	100	1988	1988	3	20	56													
5	0936	SEPTC TANK	0	20	0	0	1.00	UT	6,000.00	6,000.00	90	1993	1993	3	90	5,400													
LAND DESCRIPTION																													
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	000102	C	SFR/MH	20	0007	RS-2	100.00	344.00	100.00	FF		1.00	1.00	1.00	1,000.00	1,000.00	100,000												
REVIEW DATE 12/27/2022 BY TWA Total Acres: 0.00 Total Land Value: 100,000 Market: 0 Agricultural: 0 Common: 100,000 PRINTED 08/02/2023 BY SYS																													