

BLOCK E LOTS 4 & 6
IN OR 1168/1833
EX S-1 OF LOT 4

CREGER ROY A & ELPHA A
1951 PINE DRIVE
FERNANDINA BEACH, FL 32034

2023

00-00-30-042C-000E-0040



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	VALUATION SUMMARY																							
Exterior Wall	19	COMMON BRK 100	0100	01	1,969	121.4220	109.58	215,763	1961	1961	0	0	40.50	59.50	VALUATION BY STANDARD																							
Roof Structur	03	GABLE/HIP 100	1 SINGLE FAM - 100% - 2003												Heated Area: 1826												HX Base Yr 2003											
Roof Cover	03	COMP SHNGL 100																																				
Interior Wall	05	DRYWALL 100																																				
Interior Floo	14	CARPET 70																																				
Interior Floo	11	CLAY TILE 30																																				
Air Condition	03	CENTRAL 100																																				
Heating Type	04	AIR DUCTED 100																																				
Bedrooms		3 100																																				
Bathrooms		1.5 100																																				
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			2018.00																																			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																																		
BAS	1,826	100	1,826	119,055																																		
DCK	25	10	2	130																																		
FOP	135	30	40	2,608																																		
UEP	168	60	101	6,585																																		
TOTALS			2,154	1,969	128,379																																	
EXTRA FEATURES																																						
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	100	0	0	288.00	SF	6.50	6.50	100	1981	1981	3	38	711																						
6	0510	GARAGE WD-	0	100	0	0	1,380.00	SF	35.00	35.00	100	1998	1998	3	27	13,041																						
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	000100	C	SFR	100		RS-2	135.00	150.00	135.00	FF		1.00	1.00	1.00	1,200.00	1,200.00	162,000																					
REVIEW DATE 02/06/2018 BY DJX Total Acres: 0.00 Total Land Value: 162,000 Market: 0 Agricultural: 0 Common: 162,000 PRINTED 08/02/2023 BY SYS																																						