

LOT 45
IN OR 2167/244
DUNES OF AMELIA PHASE 1

ROCCA GERALD & SHARRI
447 SARGASSO STREET
FERNANDINA BEACH, FL 32034

2023

00-00-30-044D-0045-0000



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 2														
Exterior Wall	10	ABOVE AVG 100	0900	01	2,285	132.8733	157.79	360,550	2017	2017	0	0	2.00	98.00	VALUATION BY STANDARD														
Roof Structur	08	IRREGULAR 100	1 SNGL FAM - 100% - 2018													Heated Area: 1975													
Roof Cover	03	COMP SHNGL 90														HX Base Yr 2018													
Roof Cover	12	MODULAR MT 10																											
Interior Wall	05	DRYWALL 100																											
Interior Floo	11	CLAY TILE 60																											
Interior Floo	14	CARPET 40																											
Air Condition	03	CENTRAL 100																											
Heating Type	04	AIR DUCTED 100																											
Bedrooms		3 100																											
Bathrooms		2 100																											
Frame	02	WOOD FRAME 100																											
Stories	0	0 100																											
Units	0	0 100																											
Occupancy	00	NONE 100																											
Quality	06	Quality Level 06																											
DOR CODE	0100	SINGLE FAMILY																											
MAP NUM		MKT AREA														01													
NEIGHBORHOOD/LOC	2121.00																												
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																									
BAS	1,975	100	1,975	305,402																									
FGR	435	55	239	36,958																									
FOP	49	30	15	2,320																									
FOP	185	30	56	8,659																									
TOTALS	2,644		2,285	353,339																									
EXTRA FEATURES															447 SARGASSO ST, 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	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2017	2017	3	98	1,960													
2	0855	CONC PAVER	0	100	0	0	640.00	SF	7.00	7.00	100	2017	2017	3	97	4,346													
3	0855	CONC PAVER	0	100	0	0	36.00	SF	7.00	7.00	100	2017	2017	3	97	244													
4	0861	POOL GUNIT	0	100	0	0	286.00	SF	85.00	85.00	100	2018	2018	3	90	21,879													
5	0855	CONC PAVER	0	100	0	0	542.00	SF	10.00	10.00	100	2018	2018	3	98	5,312													
6	0476	VF 6 SBPL	0	100	0	0	108.00	LF	32.00	32.00	100	2018	2018	3	95	3,283													
7	0470	VNYL GATE	0	100	0	0	2.00	UT	300.00	300.00	100	2018	2018	3	95	570													
TOTAL OB/XF 37,594																													
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												
1	000100	C	SFR	100			0.00	0.00	1.00	LT		1.00	1.00	1.00	115,000.00	115,000.00	115,000												
REVIEW DATE 11/21/2018 BY DJ Total Acres: 0.00 Total Land Value: 115,000 Market: 0 Agricultural: 0 Common: 115,000 PRINTED 08/02/2023 BY SYS																													