

LOT 48
DUNES OF AMELIA PHASE 1
PBK 8/88

SHENBERGER ASHLEY M
10137 S SPRINGFIELD
CHICAGO, IL 60655

2023

00-00-30-044D-0048-0000



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	2,545	132.2592	157.06	399,718	2018	2018	0	0	0	1.50	98.50	VALUATION SUMMARY														
Roof Structure	08	IRREGULAR 100	1 SNGL FAM - 100% - 2019													Heated Area: 2180														
Roof Cover	03	COMP SHNGL 100														HX Base Yr 2019														
Interior Wall	05	DRYWALL 100														VALUATION BY														
Interior Floor	11	CLAY TILE 60														Tax Group: 2														
Interior Floor	14	CARPET 40														Tax Dist:														
Air Condition	03	CENTRAL 100														BUILDING MARKET VALUE														
Heating Type	04	AIR DUCTED 100														TOTAL MARKET OB/XF VALUE														
Bedrooms	4	100														TOTAL LAND VALUE - MARKET														
Bathrooms	3	100														TOTAL MARKET VALUE														
Frame	02	WOOD FRAME 100														SOH/AGL Deduction														
Stories	1.5	1.5 100														ASSESSED VALUE														
Units	0	100														TOTAL EXEMPTION VALUE														
Occupancy	00	NONE 100	BASE TAXABLE VALUE																											
			TOTAL JUST VALUE																											
			NCON VALUE																											
			INCOME VALUE																											
			PREVIOUS YEAR MKT VALUE																											
Quality			06	Quality Level 06																										
DOR CODE			0100	SINGLE FAMILY																										
MAP NUM				MKT AREA																										
NEIGHBORHOOD/LOC			2121.00																											
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																										
BAS	1,710	100	1,710	264,544																										
FGR	460	55	253	39,140																										
FOP	42	30	13	2,011																										
FSP	232	40	93	14,388																										
FUS	470	100	470	72,711																										
STR	58	10	6	928																										
TOTALS	2,972		2,545	393,722																										
EXTRA FEATURES					381 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	0855	CONC PAVER	0	100	0	0		652.00	SF	7.00				4,473																
2	0855	CONC PAVER	0	100	0	0		66.00	SF	7.00				453																
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			0.00	0.00	1.00	LT		1.00	1.00	1.00	115,000.00	115,000.00	115,000													
REVIEW DATE 03/14/2018 BY DJ Total Acres: 0.00 Total Land Value: 115,000 Market: 0 Agricultural: 0 Common: 115,000 PRINTED 08/02/2023 BY SYS																														