

LOT 4
IN OR 2075/895
ESMT OR 1570/1461

AMADOR FRANK N &/JEREZ MARIA E
530 PINE RD
FERNANDINA BEACH, FL 32034

2023

00-00-30-0520-0004-0000



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	17	CB STUCCO 100	2700	01	2,205	106.8200	127.38	280,873	1961	1961	0	0	30.50	69.50	VALUATION SUMMARY														
Roof Structur	03	GABLE/HIP 100	1 DUPLEX - 0% - 0													Heated Area: 1992													
Roof Cover	03	COMP SHNGL 100														HX Base Yr													
Interior Wall	05	DRYWALL 100																											
Interior Floo	14	CARPET 80																											
Interior Floo	08	SHT VINYL 20																											
Air Condition	03	CENTRAL 100																											
Heating Type	04	AIR DUCTED 100																											
Bedrooms		5 100																											
Bathrooms		2 100																											
Frame	02	WOOD FRAME 100																											
Stories	2.	2. 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			2021.00																										
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																									
BAS	480	100	480	42,494																									
BAS	1,032	100	1,032	91,362																									
FOP	160	30	48	4,249																									
FOP	160	30	48	4,249																									
FOP	390	30	117	10,358																									
FUS	480	100	480	42,494																									
TOTALS			2,702			2,205			195,207																				
EXTRA FEATURES			530 PINE 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	0810	CONCRETE A	0	0	23	3	69.00	SF	6.50	6.50	100	1980	1980	3	35	157													
2	0476	VF 6 SBPL	0	0	0	0	28.00	LF	32.00	32.00	100	2005	2005	3	69	618													
3	0855	CONC PAVER	0	0	23	3	69.00	SF	7.00	7.00	100	2013	2013	3	95	459													
4	0855	CONC PAVER	0	0	0	0	137.00	SF	7.00	7.00	100	2013	2013	3	95	911													
5	0855	CONC PAVER	0	0	0	0	2,227.00	SF	7.00	7.00	100	2013	2013	3	95	14,810													
6	1076	TRELLIS A	0	0	22	12	264.00	SF	7.50	7.50	100	2013	2013	3	75	1,485													
TOTAL OB/XF 18,440																													
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	000100	C	SFR	0		RS-2	108.00	135.00	108.00	FF		1.00	1.00	1.00	1,200.00	1,200.00	129,600												
REVIEW DATE 01/15/2019 BY DJA Total Acres: 0.00 Total Land Value: 129,600 Market: 0 Agricultural: 0 Common: 129,600 PRINTED 08/02/2023 BY SYS																													