

LOT 3
IN OR 1741/1072
WALL ESMT PT OR 719/1079

CATES CHRISTOPHER & JOY
P O BOX 17377
FERNANDINA BEACH, FL 32035

2023

00-00-30-0546-0003-0000



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY											
CONSTRUCTION					VALUATION SUMMARY										PAGE 1 of 1											
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	STANDARD											
Exterior Wall	16	WD FR STUC 70	0900	11	4,392	150.3850	178.58	784,323	2003	2003	0	0	0	9.50	90.50											
Exterior Wall	17	CB STUCCO 30	1 SNGL FAM - 100% - 2012													Heated Area: 3805										
Roof Structure	08	IRREGULAR 100														HX Base Yr 2012										
Roof Cover	07	CONC TILE 100																								
Interior Wall	05	DRYWALL 100																								
Interior Floo	11	CLAY TILE 50																								
Interior Floo	14	CARPET 50																								
Air Condition	03	CENTRAL 100																								
Heating Type	04	AIR DUCTED 100																								
Bedrooms		5 100																								
Bathrooms		4.5 100																								
Frame	02	WOOD FRAME 100																								
Stories	3.	3. 100																								
Units		0 100																								
Quality			06	Quality Level 06																						
DOR CODE			0100	SINGLE FAMILY																						
MAP NUM				MKT AREA												10										
NEIGHBORHOOD/LOC			10003.00																							
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																						
BAS	805	100	805	130,100																						
FGR	554	55	305	49,293																						
FOP	14	30	4	646																						
FOP	200	30	60	9,697																						
FOP	200	30	60	9,697																						
FSP	200	40	80	12,929																						
FST	115	55	63	10,182																						
FUS	1,500	100	1,500	242,422																						
FUS	1,500	100	1,500	242,422																						
UOP	27	20	5	808																						
TOTALS	5,166		4,392	709,812																						
EXTRA FEATURES					8156 RESIDENCE 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										
1	0504	FP-ELECTRI	0 100	0	0	1.00	UT	2,000.00	2,000.00	100	2003	2003	3	88	1,760											
2	0811	CONCRETE B	0 100	0	0	525.00	SF	5.20	5.20	100	2003	2003	3	84	2,293											
3	0811	CONCRETE B	0 100	0	0	628.00	SF	5.20	5.20	100	2003	2003	3	84	2,743											
4	1126	CB/STC 8"	0 100	0	0	581.00	SF	8.00	8.00	100	2003	2003	3	84	3,904											
5	0810	CONCRETE A	0 100	8	10	80.00	SF	6.50	6.50	100	2003	2003	3	84	437											
6	0825	BRICK	0 100	12	3	36.00	SF	12.50	12.50	100	2003	2003	3	96	432											
7	0410	ELEVATOR	0 100	0	0	1.00	UT	10,000.00	10,000.00	100	2003	2003	3	100	10,000											
TOTAL OB/XF 21,569																										
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	000120	C	SFR OCN FT	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	1,200,000.00	1,200,000.00	1,200,000									
REVIEW DATE 11/27/2018 BY DJX Total Acres: 0.00 Total Land Value: 1,200,000 Market: 0 Agricultural: 0 Common: 1,200,000 PRINTED 08/02/2023 BY SYS																										