

LOT 15
RIVER OAKS OF AMELIA PB 5/407

EIDSON JAMES A
206 RIVER OAKS DR
FERNANDINA BEACH, FL 32034

2023

00-00-30-0560-0015-0000



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	05	AVERAGE 100	0500	01	3,306	100.8320	143.69	475,039	1996	2005	0	0	0	8.00	92.00	VALUATION SUMMARY										
Roof Structur	03	GABLE/HIP 100	1 SFR CUST - 100% - 2023												Heated Area: 2878											
Roof Cover	03	COMP SHNGL 100	HX Base Yr																							
Interior Wall	05	DRYWALL 100																								
Interior Floo	12	HARDWOOD 80																								
Interior Floo	11	CLAY TILE 20																								
Air Condition	03	CENTRAL 100																								
Heating Type	04	AIR DUCTED 100																								
Bedrooms		3 100																								
Bathrooms		2.5 100																								
Frame	02	WOOD FRAME 100																								
Stories	2.	2. 100																								
Units		0 100																								
Quality			03	Quality Level 03																						
DOR CODE			0100	SINGLE FAMILY																						
MAP NUM				MKT AREA		02																				
NEIGHBORHOOD/LOC			2024.00																							
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																						
BAS	1,282	100	1,282	169,474																						
FGR	484	55	266	35,164																						
FOP	120	30	36	4,759																						
FST	70	55	38	5,023																						
FUS	1,596	100	1,596	210,983																						
UOP	442	20	88	11,633																						
TOTALS	3,994		3,306	437,036																						
EXTRA FEATURES					206 RIVER OAKS DR, 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	1996	1996	3	80	1,600										
2	0812	CONCRETE C	0	100	0	0	2,077.00	SF	4.00	4.00	100	1996	1996	3	73	6,065										
3	0810	CONCRETE A	0	100	0	0	180.00	SF	6.50	6.50	100	1996	1996	3	73	854										
4	0476	VF 6 SBPL	0	100	0	0	318.00	LF	32.00	32.00	100	2008	2008	3	76	7,734										
5	0855	CONC PAVER	0	100	0	0	491.00	SF	10.00	10.00	100	2022	2022	3	100	4,910										