

UNIT C
IN OR 2458/1634
THE SANDPIPER UNIT 2 UNR

DOONER KEVIN D/SUMMERS ROY J ET AL
1401 S FLETCHER AVE
FERNANDINA BEACH, FL 32034

2023

00-00-30-0606-000C-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	VALUATION SUMMARY																				
Exterior Wall	16	WD FR STUC 100	0300	11	2,122	144.8832	123.15	261,324	1980	1980	0	0	21.00	79.00	VALUATION BY STANDARD																				
Roof Structur	03	GABLE/HIP 100	1 SFR PATIO - 0% - 0													Heated Area: 1722										HX Base Yr									
Roof Cover	03	COMP SHNGL 100														Tax Group: 8										Tax Dist:									
Interior Wall	05	DRYWALL 100														BUILDING MARKET VALUE										206,446									
Interior Floo	14	CARPET 70														TOTAL MARKET OB/XF VALUE										5,774									
Interior Floo	08	SHT VINYL 30														TOTAL LAND VALUE - MARKET										600,000									
Air Condition	03	CENTRAL 100														TOTAL MARKET VALUE										812,220									
Heating Type	04	AIR DUCTED 100														SOH/AGL Deduction										4,886									
Bedrooms	3	100														ASSESSED VALUE										807,334									
Bathrooms	3	100														TOTAL EXEMPTION VALUE										0									
Frame	02	WOOD FRAME 100														BASE TAXABLE VALUE										807,334									
Stories	1.	1. 100														TOTAL JUST VALUE										812,220									
Units	0	100	NCON VALUE										0																						
BUD8 Adjustme	05	DIST 1A 100	INCOME VALUE										PREVIOUS YEAR MKT VALUE										733,940												
Quality			04	Quality Level 04																															
DOR CODE			0100 SINGLE FAMILY																																
MAP NUM			MKT AREA												03																				
NEIGHBORHOOD/LOC			3003.00																																
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																															
BAS	552	100	552	53,703																															
BAS	1,170	100	1,170	113,828																															
FGR	552	55	304	29,576																															
FOP	78	30	23	2,237																															
FOP	219	30	66	6,421																															
UST	16	45	7	681																															
TOTALS			2,587	2,122	206,446																														
EXTRA FEATURES			95176 SANDPIPER LOOP, 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	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1980	1980	3	49	1,715																			
2	0803	ASPHALT C	0	0	0	0	1,190.00	SF	2.00	2.00	100	1980	1980	3	50	1,190																			
3	1244	WD DECK EX	0	0	0	0	372.00	SF	18.50	18.50	100	2000	2000	3	29	1,996																			
4	0415	BEACHWALK	0	0	245	4	490.00	SF	5.75	5.75	100	2006	2006	3	31	873																			
LAND DESCRIPTION			TOTAL OB/XF													5,774																			
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	000120	C	SFR OCN FT	0		RS-1	30.00	213.00	1.00	UT		1.00	1.00	1.00	600,000.00	600,000.00	600,000																		
REVIEW DATE 01/07/2019 BY DJA Total Acres: 0.00 Total Land Value: 600,000 Market: 0 Agricultural: 0 Common: 600,000 PRINTED 08/02/2023 BY SYS																																			