

LOT 21
IN OR 2195/1441
SHERWOOD FOREST SUB PB 5/10

AVERY PATRICIA DIANE P & FREDERICK A JR L/E/
2325 SUSAN DR
FERNANDINA BEACH, FL 32034

2023

00-00-30-0640-0021-0000



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1										
ELEMENT	CD									TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND								
Exterior Wall	10	ABOVE AVG 50								0100	01	2,126	108.1920	97.64	207,583	1985	1990	0	0	0	19.30	80.70								
Exterior Wall	20	FACE BRICK 50								1 SINGLE FAM - 100% - 2017										Heated Area: 1595										
Roof Structure	03	GABLE/HIP 100																		HX Base Yr 2017										
Roof Cover	03	COMP SHNGL 100																												
Interior Wall	05	DRYWALL 100																												
Interior Floor	14	CARPET 80																												
Interior Floor	13	LVT/LAMNT 20																												
Air Condition	03	CENTRAL 100																												
Heating Type	04	AIR DUCTED 100																												
Bedrooms		3 100																												
Bathrooms		2 100																												
Frame	02	WOOD FRAME 100																												
Stories	1.	1. 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	2001.00																													
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																										
BAS	1,595	100	1,595	125,679																										
FGR	484	55	266	20,959																										
FOP	160	30	48	3,782																										
FST	220	55	121	9,534																										
USP	320	30	96	7,564																										
TOTALS	2,779		2,126	167,519																										
EXTRA FEATURES																														
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	0812	CONCRETE C	0	100	56	18	971.00	SF	4.00	4.00	100	1985	1985	3	49.5	1,923														
2	0940	SHEDS/PORT	0	100	12	10	120.00	SF	30.00	30.00	100	1985	1985	3	20	720														
3	0940	SHEDS/PORT	0	100	12	10	120.00	SF	30.00	30.00	100	1986	1986	3	20	720														
4	0811	CONCRETE B	0	100	0	0	368.00	SF	5.20	5.20	100	1986	1986	3	52	995														
5	0820	WOOD WALK	0	100	0	0	88.00	SF	11.75	11.75	100	1998	1998	3	40	414														
6	0825	BRICK	0	100	0	0	214.00	SF	6.25	6.25	100	1998	1998	3	93	1,244														
7	1242	WD DECK A	0	100	0	0	439.00	SF	10.00	10.00	100	1998	1998	3	20	878														
8	1242	WD DECK A	0	100	0	0	180.00	SF	10.00	10.00	100	1998	1998	3	20	360														
9	1242	WD DECK A	0	100	12	4	48.00	SF	10.00	10.00	100	1998	1998	3	20	96														
TOTAL OB/XF 7,350																														
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		RM	100.00	100.00	100.00	FF		1.00	1.00	1.00	1,200.00	1,200.00	120,000													
REVIEW DATE 04/29/2020 BY DJA Total Acres: 0.00 Total Land Value: 120,000 Market: 0 Agricultural: 0 Common: 120,000 PRINTED 08/02/2023 BY SYS																														

2325 SUSAN DR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

1 SINGLE FAM - 100% - 2017

Heated Area: 1595

HX Base Yr 2017

VALUATION BY STANDARD

Tax Group: 8 Tax Dist:

BUILDING MARKET VALUE 167,519

TOTAL MARKET OB/XF VALUE 7,350

TOTAL LAND VALUE - MARKET 120,000

TOTAL MARKET VALUE 294,869

SOH/AGL Deduction 125,375

ASSESSED VALUE 169,494

TOTAL EXEMPTION VALUE HX HB 50,000

BASE TAXABLE VALUE 119,494

TOTAL JUST VALUE 294,869

NCON VALUE 0

INCOME VALUE

PREVIOUS YEAR MKT VALUE 300,029

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2195/1441	5/08/2018	LE U	I	I	11	100

GRANTOR: AVERY PATRICIA DIANE

GRANTEE: AVERY LACEY ADELE &

1993/1478	7/20/2015	FJ U	I	I	11	0
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GRANTOR: PIKE SANDRA DIANE CAN

GRANTEE: AVERY PATRICIA DIAN

BUILDING DIMENSIONS

FST=[YR=1993] W20 USP=[YR=1993] N16 W20 BAS=[YR=1993] N3

W21 S51 E13 FOP=[YR=1993] S4 E27 N4 FGR=[YR=1993] E21 N22

W22 S22 E1\$ W1 N2 W26 S2\$ N2 E26 N30 W18 N16\$ S16 E20\$ W2 S10

E22 N10\$.