

PT OF LOT 59 (S-9)
EX S-2 OF LOT 58 &
EX S-10 OF LOT 59

DEES SHARON W L/E/
96007 DEES LNDG
FERNANDINA BEACH, FL 32034

2023

00-00-30-0740-0059-0090



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 8																										
Exterior Wall	05	AVERAGE 100	0200	01	1,697	112.3500	84.26	142,989	2012	2012	0	0	0	4.50	95.50	VALUATION BY STANDARD																									
Roof Structur	03	GABLE/HIP 100	1 SFR MODULR - 100% - 2013													Heated Area: 1622													HX Base Yr 2013												
Roof Cover	03	COMP SHNGL 100																																							
Interior Wall	05	DRYWALL 100																																							
Interior Floo	13	LVT/LAMMT 50																																							
Interior Floo	14	CARPET 50																																							
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																																							
Occupancy	00	NONE 100																																							
Quality			04	Quality Level 04																																					
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	1,622	100	1,622	130,520																																					
FOP	104	30	31	2,494																																					
FOP	148	30	44	3,540																																					
TOTALS			1,874	1,697	136,554																																				
EXTRA FEATURES			96007 DEES LDG, 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	1242	WD DECK A	0 100	5	7	35.00	SF	10.00	10.00	100	2012	2012	3	60	210																										
2	1242	WD DECK A	0 100	4	8	32.00	SF	10.00	10.00	100	2012	2012	3	60	192																										
3	1242	WD DECK A	0 100	4	7	28.00	SF	10.00	10.00	100	2012	2012	3	60	168																										
LAND DESCRIPTION			TOTAL OB/XF 570																																						
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	000115	C	SFR ACRES	100		RS-2	0.00	0.00	1.18	AC		1.00	1.00	1.00	250,000.00	250,000.00	295,000																								
REVIEW DATE 02/15/2018 BY DJX Total Acres: 1.18 Total Land Value: 295,000 Market: 0 Agricultural: 0 Common: 295,000 PRINTED 08/02/2023 BY SYS																																									