

TITCOMB-STEPHENSON LVG TRUST/TITCOMB ERIC L SR TRU
873 NISSEN DR
FERNANDINA BEACH, FL 32034

2023



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
CONSTRUCTION																				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	VALUATION SUMMARY						
Exterior Wall	20	FACE BRICK 90								0100	01	1,983	116.7180	105.34	208,889	1982	1982	0	0	27.20	72.80	VALUATION BY STANDARD							
Exterior Wall	12	CEDAR 10								1 SINGLE FAM - 100% - 1996 Heated Area: 1610 HX Base Yr 1996										Tax Group: 8 Tax Dist:									
RooF Structur	03	GABLE/HIP 100								Floor Plan Details: - Overall Dimensions: 57' x 28' - Internal Dimensions: 15' x 15', 22' x 22', 19' x 19', 38' x 6' - Labels: FST 1993, FST 2012, BAS 1993, FOP 1993 - Perimeter: 15, 7, 57, 28, 38, 6, 19, 6, 19, 7, 2, 4, 22, 22, 15, 6										BUILDING MARKET VALUE 152,071									
Roof Cover	03	COMP SHNGL 100																		TOTAL MARKET OB/XF VALUE 23,453									
Interior Wall	05	DRYWALL 100																		TOTAL LAND VALUE - MARKET 141,000									
Interior Floo	11	CLAY TILE 60																		TOTAL MARKET VALUE 316,524									
Interior Floo	14	CARPET 40																		SOH/AGL Deduction 141,962									
Air Condition	03	CENTRAL 100																		ASSESSED VALUE 174,562									
Heating Type	04	AIR DUCTED 100																		TOTAL EXEMPTION VALUE HX HB 50,000									
Bedrooms	3	100																		BASE TAXABLE VALUE 124,562									
Bathrooms	2.5	100																		TOTAL JUST VALUE 316,524									
Frame Stories Units	02	WOOD FRAME 100																		NCON VALUE 0									
BUD8 Adjustme Occupancy	05	DIST 1A 100								INCOME VALUE																			
	00	NONE 100								PREVIOUS YEAR MKT VALUE 308,500																			
Quality	03	Quality Level 03																											
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	1,610	100	1,610	123,467																									
FOP	114	30	34	2,608																									
FST	90	55	50	3,834																									
FST	526	55	289	22,163																									
TOTALS	2,340		1,983	152,071																									
EXTRA FEATURES					873 NISSEN DR, FERNANDINA BEACH										BLD DATE					LGL DATE									
															XF DATE					LAND DATE									
															INC DATE					AG DATE									
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	0 100	0 0	1.00	UT	3,500.00	3,500.00	100	1982	1982	3	54	1,890															
2	0811	CONCRETE B	0 100	0 0	533.00	SF	5.20	5.20	100	1982	1982	3	41	1,136															
3	0825	BRICK	0 100	0 0	821.00	SF	12.50	12.50	100	1982	1982	3	79	8,107															
5	0810	CONCRETE A	0 100	5 3	15.00	SF	6.50	6.50	100	1982	1982	3	41	40															
7	0510	GARAGE WD-	0 100	16 16	256.00	SF	35.00	35.00	100	2005	2005	3	44	3,942															
8	0681	POLE SHED	0 100	6 16	96.00	SF	15.00	15.00	100	2005	2005	3	44	634															
9	0855	CONC PAVER	0 100	0 0	1,265.00	SF	7.00	7.00	100	2005	2005	3	87	7,704															
LAND DESCRIPTION															TOTAL OB/XF 23,453														
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	000100	C	SFR	100		RS-2	0.00	0.00	1.00	LT		1.00	1.00	1.20	105,000.00	126,000.00	126,000												
2	000100	C	SFR	100		RS-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	15,000.00	15,000.00	15,000												
REVIEW DATE 06/23/2017 BY DJX Total Acres: 0.00 Total Land Value: 141,000 Market: 0 Agricultural: 0 Common: 141,000 PRINTED 08/02/2023 BY SYS																													