

LOT 19
OCEAN BREEZE AT AMELIA PB 8/91

LAUTZ RICHARD & LUCINDA
7929 MEADOWBROOK DRIVE
INDIANAPOLIS, IN 46240

2023

00-00-30-0741-0019-0000



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	10	ABOVE AVG 100	0500	01	3,041	119.7840	170.69	519,068	2015	2015	0	0	0	3.00	97.00	VALUATION SUMMARY														
Roof Structur	08	IRREGULAR 100	1 SFR CUST - 0% - 0													Heated Area: 2623														
Roof Cover	03	COMP SHNGL 100														HX Base Yr														
Interior Wall	05	DRYWALL 100																												
Interior Floop	11	CLAY TILE 100																												
Air Condition	03	CENTRAL 100																												
Heating Type	04	AIR DUCTED 100																												
Bedrooms	4	100																												
Bathrooms	3	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			2122.00																											
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																										
BAS	2,623	100	2,623	434,288																										
FGR	495	55	272	45,035																										
FOP	140	30	42	6,954																										
FSP	260	40	104	17,219																										
STP	5	10	0	0																										
TOTALS			3,523	3,041	503,496																									
EXTRA FEATURES			96019 OCEAN BREEZE WAY, 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	0855	CONC PAVER	0	0	0	708.00	SF	7.00	7.00	100	2015	2015	3	96	4,758															
2	0855	CONC PAVER	0	0	0	92.00	SF	7.00	7.00	100	2015	2015	3	96	618															
3	0855	CONC PAVER	0	0	0	230.00	SF	10.00	10.00	100	2019	2019	3	99	2,277															
TOTAL OB/XF 7,653																														
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	0			0.00	0.00	1.00	LT		1.00	1.00	1.00	300,000.00	300,000.00	300,000													
REVIEW DATE 05/01/2020 BY DJA Total Acres: 0.00 Total Land Value: 300,000 Market: 0 Agricultural: 0 Common: 300,000 PRINTED 08/02/2023 BY SYS																														