

PT OF LOT 6
IN OR 2554/654
SUB OF S0 PT SEC 12 DB 39/292

HARDIGREE CHARLES & CHRISTINE MARIE
7 SOUND POINT PLACE
FERNANDINA BEACH, FL 32034

2023

00-00-30-0760-0006-0020



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	15	CONC BLOCK 70	0100	01	2,169	81.6487	73.69	159,834	1941	1980	0	0	20.03	79.97	VALUATION BY STANDARD																										
Exterior Wall	05	AVERAGE 30	1 SINGLE FAM - 0% - 2023													Heated Area: 1993													HX Base Yr												
Roof Structure	03	GABLE/HIP 100														VALUATION BY STANDARD																									
Roof Cover	03	COMP SHNGL 100														VALUATION BY STANDARD																									
Interior Wall	01	MINIMUM 90														VALUATION BY STANDARD																									
Interior Wall	05	DRYWALL 10														VALUATION BY STANDARD																									
Interior Floor	14	CARPET 100														VALUATION BY STANDARD																									
Air Condition	03	CENTRAL 100														VALUATION BY STANDARD																									
Heating Type	03	FORCED AIR 100														VALUATION BY STANDARD																									
Bedrooms	4	100														VALUATION BY STANDARD																									
Bathrooms	2.5	100														VALUATION BY STANDARD																									
Frame	03	MASONRY 100														VALUATION BY STANDARD																									
Stories	1.	1. 100	VALUATION BY STANDARD																																						
Units	0	100	VALUATION BY STANDARD																																						
BUD8 Adjustme	05	DIST 1A 100	VALUATION BY STANDARD																																						
Occupancy	00	NONE 100	VALUATION BY STANDARD																																						
Quality			02	Quality Level 02													VALUATION BY STANDARD																								
DOR CODE			0100	SINGLE FAMILY													VALUATION BY STANDARD																								
MAP NUM			MKT AREA													03																									
NEIGHBORHOOD/LOC			3028.00													VALUATION BY STANDARD																									
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE	VALUATION BY STANDARD																																				
BAS	1,993	100	1,993	117,447	VALUATION BY STANDARD																																				
FEP	220	80	176	10,371	VALUATION BY STANDARD																																				
TOTALS			2,213	2,169	127,819	VALUATION BY STANDARD																																			
EXTRA FEATURES					4820 FIRST COAST HWY, FERNANDINA BEACH													VALUATION BY STANDARD																							
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	VALUATION BY STANDARD																									
1	0940	SHEDS/PORT	0	0	12	10		120.00	SF	30.00				720		VALUATION BY STANDARD																									
LAND DESCRIPTION																	TOTAL OB/XF 720																								
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	0		RS-1	0.00	0.00	1.67	AC		1.00	1.00	1.00	250,000.00	250,000.00	417,500																								
REVIEW DATE 02/16/2018 BY DJX Total Acres: 1.67 Total Land Value: 417,500 Market: 0 Agricultural: 0 Common: 417,500 PRINTED 08/02/2023 BY SYS																																									