

S-1 OF LOTS 10 & 11
ESMT IN OR 948/1680
IN OR 1142/1103

ADAMS MARGARET BOWDEN/
4446 HENDRICKS AVE BOX 387
JACKSONVILLE, FL 32207

2023

00-00-30-0760-0010-0010



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 2										
Exterior Wall	20	FACE BRICK 100	2302	04	3,173	109.4621	214.00	679,022	2000	2000	0	0	20.00	80.00	VALUATION SUMMARY										
Roof Structur	10	STEEL FRME 100	1 BRNCH BANK - 0% - 0													Heated Area: 2700									
Roof Cover	04	BUILT-UP 60														HX Base Yr									
Roof Cover	11	SLATE 40																							
Interior Wall	05	DRYWALL 100																							
Interior Floo	07	CORK/VTILE 60																							
Interior Floo	14	CARPET 40																							
Ceiling	01	FIN.SUSPD 100																							
Air Condition	03	CENTRAL 100																							
Heating Type	04	AIR DUCTED 100																							
Fixtures	10	100																							
Frame	03	MASONRY 100																							
Story Height	11	100																							
RMS	7	100																							
Stories	1.	1. 100																							
Units	0	0 100																							
Occupancy	00	NONE 100																							
Quality	03	Quality Level 03																							
DOR CODE	2300	FINANCIAL BLDG																							
MAP NUM		MKT AREA														03									
NEIGHBORHOOD/LOC	3016.00																								
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																					
BAS	2,700	100	2,700	462,240																					
CAN	120	30	36	6,163																					
CAN	1,452	30	436	74,643																					
PTO	20	5	1	171																					
TOTALS	4,292		3,173	543,218																					
EXTRA FEATURES					4800 FIRST COAST HWY, 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	0803	ASPHALT C	0	0	0	0	16,517.00	SF	2.00	2.00	100	2000	2000	3	50	16,517									
2	0810	CONCRETE A	0	0	0	0	319.00	SF	6.50	6.50	100	2000	2000	3	80	1,659									
3	0400	CONC CURB	0	0	0	0	855.00	LF	15.00	15.00	100	2000	2000	3	85	10,901									
4	0402	CONC BUMPE	0	0	0	0	7.00	UT	25.00	25.00	100	2000	2000	3	85	149									
5	0812	CONCRETE C	0	0	0	0	1,028.00	SF	4.00	4.00	100	2000	2000	3	80	3,290									
6	0972	ST LGHT UN	0	0	0	0	13.00	UT	2,530.00	2,530.00	100	2000	2000	3	55	18,090									
7	4950	BOLLARD	0	0	0	0	38.00	UT	100.00	100.00	100	2000	2000	3	100	3,800									
8	0097	AWNING CN	0	0	0	0	42.00	SF	65.00	65.00	100	2000	2000	3	40	1,092									
9	2021	BANK WINDW	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	2000	2000	3	94	5,640									
10	0648	LIGHTS-AV	0	0	0	0	11.00	UT	140.00	140.00	100	2000	2000	3	20	308									
LAND DESCRIPTION					TOTAL OB/XF 61,446																				
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	002300	C	FINANCIAL	0	0004	CG	0.00	0.00	49,405.00	SF		1.00	1.00	1.00	14.00	14.00	691,670								
REVIEW DATE 01/24/2018 BY KK Total Acres: 0.00 Total Land Value: 691,670 Market: 0 Agricultural: 0 Common: 691,670 PRINTED 08/02/2023 BY SYS																									

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