

LOTS 1 & 2
IN OR 1039/1772
R407603 & R407604

PATTERSON BRYAN
800 ADAMS RD
FERNANDINA BEACH, FL 32034

2023

00-00-30-0840-0001-0000



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 8																				
Exterior Wall	05	AVERAGE 100	0820	02	1,437	116.8000	75.92	109,097	1975	1975	0	0	0	70.00	30.00	VALUATION SUMMARY																			
Roof Structur	03	GABLE/HIP 100	1 M/H 93- - 100% - 2002													Heated Area: 1436										HX Base Yr 2002									
Roof Cover	03	COMP SHNGL 100	24 BAS 1993 [FOP] 1993 27 29																																
Interior Wall	04	PLYWOOD 100																																	
Interior Floo	14	CARPET 70																																	
Interior Floo	08	SHT VINYL 30																																	
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																																	
BUD8 Adjustme	05	DIST 1A 100																																	
Quality			03	Quality Level 03																															
DOR CODE			0200 MOBILE HOME																																
MAP NUM			MKT AREA																	02															
NEIGHBORHOOD/LOC			2001.00																																
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																															
BAS	1,436	100	1,436	32,706																															
FOP	4	30	1	23																															
TOTALS			1,440		1,437		32,729																												
EXTRA FEATURES			800 ADAMS RD, 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	0756	FEP	0 100	15	9	135.00	SF	27.00	27.00	100	1980	1980	3	20	729																				
2	0754	FOP	0 100	17	9	153.00	SF	15.00	15.00	100	1980	1980	3	20	459																				
3	0510	GARAGE WD-	0 100	0	0	380.00	SF	35.00	35.00	100	1975	1975	3	20	2,660																				
4	0810	CONCRETE A	0 100	0	0	392.00	SF	6.50	6.50	100	1988	1988	3	57	1,452																				
5	0510	GARAGE WD-	0 100	22	9	198.00	SF	35.00	35.00	100	1977	1977	3	20	1,386																				
LAND DESCRIPTION			TOTAL OB/XF 6,686																																
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	000102	C	SFR/MH	100		RM	177.00	200.00	177.00	FF		1.00	1.00	1.00	1,200.00	1,200.00	212,400																		
REVIEW DATE 08/02/2022 BY KBA Total Acres: 0.00 Total Land Value: 212,400 Market: 0 Agricultural: 0 Common: 212,400 PRINTED 08/02/2023 BY SYS																																			