

BOATRIGHT RONALD E & JULIA A
P O BOX 17091
FERNANDINA BEACH, FL 32035

00-00-30-0840-0008-0000



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
CONSTRUCTION										VALUATION SUMMARY										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 BY STANDARD									
Exterior Wall 05 AVERAGE 100										0100 01 1,895 101.9200 91.98 174,302 1963 1973 0 0 19.50 80.50										Tax Group: 8 Tax Dist:									
Roof Structur 03 GABLE/HIP 100										1 SINGLE FAM - 100% - 1988 Heated Area: 1730 HX Base Yr 1988										BUILDING MARKET VALUE 140,313									
Roof Cover 03 COMP SHNGL 100																				TOTAL MARKET OB/XF VALUE 22,386									
Interior Wall 05 DRYWALL 100																				TOTAL LAND VALUE - MARKET 120,000									
Interior Floo 13 LVT/LAMNT 50																				TOTAL MARKET VALUE 282,699									
Interior Floo 14 CARPET 50																				SOH/AGL Deduction 165,237									
Air Condition 03 CENTRAL 100																				ASSESSED VALUE 117,462									
Heating Type 04 AIR DUCTED 100																				TOTAL EXEMPTION VALUE HX HB 50,000									
Bedrooms 3 100																				BASE TAXABLE VALUE 67,462									
Bathrooms 1.5 100																				TOTAL JUST VALUE 282,699									
Frame 02 WOOD FRAME 100																				NCON VALUE 0									
Stories 1. 1. 100																				INCOME VALUE									
Units 0 100																				PREVIOUS YEAR MKT VALUE 286,463									
BUD8 Adjustme 05 DIST 1A 100																													
Occupancy 00 NONE 100																													
Quality 03 Quality Level 03																													
DOR CODE 0100 SINGLE FAMILY																													
MAP NUM MKT AREA 02																													
NEIGHBORHOOD/LOC 2001.00																													
AREA TYPE TOTAL GROSS AREA PCT OF BASE TOT ADJ AREA SUBAREA MARKET VALUE																													
BAS 1,270 100 1,270 94,036																													
BAS 460 100 460 34,060																													
FOP 65 30 20 1,481																													
STP 12 10 1 74																													
UGR 320 45 144 10,662																													
TOTALS 2,127 1,895 140,313																													
EXTRA FEATURES										807 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 0812 CONCRETE C 0 100 0 0 1,647.00 SF 4.00 4.00 100 1981 1981 3 38 2,503																													
2 0861 POOL GUNIT 0 100 0 0 488.00 SF 85.00 85.00 100 2002 2002 3 32 13,274																													
3 0845 KOOL DECK 0 100 0 0 587.00 SF 7.25 7.25 100 2002 2002 3 83 3,532																													
4 0810 CONCRETE A 0 100 5 3 15.00 SF 6.50 6.50 100 2002 2002 3 83 81																													
5 0855 CONC PAVER 0 100 0 0 331.00 SF 10.00 10.00 100 2002 2002 3 83 2,747																													
6 0851 PATIO STON 0 100 0 0 400.00 SF 0.75 0.75 100 2002 2002 3 83 249																													
LAND DESCRIPTION										TOTAL OB/XF 22,386																			
L N USE CODE CLS LAND USE DESCRIPTION CAP R D LOC ZONE FRONT DEPTH TOT LND UTS UNIT TYPE D T DPTH 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 RM 100.00 168.00 100.00 FF 1.00 1.00 1.00 1,200.00 1,200.00 120,000																													
REVIEW DATE 08/02/2022 BY KBA										Total Acres: 0.00 Total Land Value: 120,000 Market: 0 Agricultural: 0 Common: 120,000										PRINTED 08/02/2023 BY SYS									