

LOT 2
THOMAS MANOR PB 3/37

NASSAU RURAL PROPERTIES LLC
PO BOX 15163
FERNANDINA BEACH, FL 32034

2023

00-00-30-0860-0002-0000



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	20	FACE BRICK 100	2700	01	1,625	124.7715	148.79	241,784	1972	1982	0	0	28.00	72.00	VALUATION SUMMARY														
Roof Structur	03	GABLE/HIP 100	1 DUPLEX - 0% - 2023													Heated Area: 1625													
Roof Cover	03	COMP SHNGL 100														HX Base Yr													
Interior Wall	05	DRYWALL 100																											
Interior Floo	11	CLAY TILE 50																											
Interior Floo	14	CARPET 50																											
Air Condition	03	CENTRAL 100																											
Heating Type	04	AIR DUCTED 100																											
Bedrooms		4 100																											
Bathrooms		2 100																											
Frame	02	WOOD FRAME 100																											
Stories	1.	1. 100																											
Units		0 100																											
BUD8 Adjustme	05	DIST 1A 100																											
Occupancy	00	NONE 100																											
Quality			04	Quality Level 04																									
DOR CODE			0800MULTI-FAMILY																										
MAP NUM																	MKT AREA		02										
NEIGHBORHOOD/LOC			2020.00																										
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																									
BAS	825	100	825	88,381																									
BAS	800	100	800	85,703																									
TOTALS			1,625			1,625	174,084																						
EXTRA FEATURES			2013 FRIENDLY 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	0811	CONCRETE B	0	0	0	0	690.00	SF	5.20	5.20	100	1972	1972	3	24	861													
2	0810	CONCRETE A	0	0	13	16	208.00	SF	6.50	6.50	100	1972	1972	3	24	324													
3	0810	CONCRETE A	0	0	0	0	88.00	SF	6.50	6.50	100	1972	1972	3	24	137													
4	0811	CONCRETE B	0	0	0	0	858.00	SF	5.20	5.20	100	1972	1972	3	24	1,071													
5	0810	CONCRETE A	0	0	0	0	208.00	SF	6.50	6.50	100	1972	1972	3	24	324													
6	0811	CONCRETE B	0	0	0	0	88.00	SF	5.20	5.20	100	1972	1972	3	24	110													
7	0510	GARAGE WD-	0	0	26	16	416.00	SF	35.00	35.00	100	1980	1980	3	20	2,912													
TOTAL OB/XF 5,739																													
LAND DESCRIPTION																													
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	000800	C	MULTI-FAM	0	0006	RS-2	100.00	110.00	100.00	FF		1.00	1.00	1.00	1,000.00	1,000.00	100,000												
REVIEW DATE 05/15/2020 BY DJA Total Acres: 0.00 Total Land Value: 100,000 Market: 0 Agricultural: 0 Common: 100,000 PRINTED 08/02/2023 BY SYS																													