

LOT 13
PT OR 920/46
THOMAS MANOR PB 3/37

NASSAU RURAL PROPERTIES LLC
PO BOX 15163
FERNANDINA BEACH, FL 32035

2023

00-00-30-0860-0013-0000



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	116.1780	138.54	225,128	1977	1982	0	0	0	28.00	72.00	VALUATION SUMMARY									
Roof Structur	03	GABLE/HIP 100	1 DUPLEX - 0% - 0													STANDARD									
Roof Cover	03	COMP SHNGL 100	Heated Area: 1625													HX Base Yr									
Interior Wall	05	DRYWALL 100																							
Interior Floo	14	CARPET 70																							
Interior Floo	11	CLAY TILE 30																							
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																							
Occupancy	00	NONE 100																							
Quality			03	Quality Level 03																					
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	800	100	800	79,799																					
BAS	825	100	825	82,293																					
TOTALS			1,625		1,625	162,092																			
EXTRA FEATURES			2012 BRIDAL 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	0810	CONCRETE A	0	0	50	10			6.50	100	1977	1977	3	29	943										
2	0810	CONCRETE A	0	0	0	0			6.50	100	1977	1977	3	29	153										
4	0350	CARPORT WD	0	0	15	13			13.00	100	1977	1977	3	20	507										
5	0810	CONCRETE A	0	0	0	0			6.50	100	1977	1977	3	29	679										
6	0810	CONCRETE A	0	0	0	0			6.50	100	1977	1977	3	29	158										
7	0810	CONCRETE A	0	0	16	13			6.50	100	1977	1977	3	29	392										
LAND DESCRIPTION			TOTAL OB/XF													2,832									
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	000800	C	MULTI-FAM	0	0006	RS-2	100.00	107.00	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																									