

LOT 1
IN OR 2096/529
VICTORIA LANDING PB 6/86

SMITH DAVID R TRUST/SMITH PATRICIA R TRUST
1641 SCOTT ROAD
FERNANDINA BEACH, FL 32034

2023

00-00-30-087L-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 2																										
Exterior Wall	17	CB STUCCO 100	0500	01	5,448	117.7050	167.73	913,793	2003	2003	0	0	0	9.50	90.50	VALUATION BY STANDARD																									
Roof Structur	08	IRREGULAR 100	1 SFR CUST - 100% - 2007													Heated Area: 4369													HX Base Yr 2007												
Roof Cover	08	CLAY TILE 100																																							
Interior Wall	05	DRYWALL 90																																							
Interior Wall	06	CUST PANEL 10																																							
Interior Floo	11	CLAY TILE 60																																							
Interior Floo	14	CARPET 40																																							
Air Condition	03	CENTRAL 100																																							
Heating Type	04	AIR DUCTED 100																																							
Bedrooms	4	100																																							
Bathrooms	4	100																																							
Frame	02	WOOD FRAME 100																																							
Stories	1.	1. 100																																							
Units	0	100																																							
Occupancy	00	NONE 100																																							
Quality	03	Quality Level 03																																							
DOR CODE	0100	SINGLE FAMILY																																							
MAP NUM		MKT AREA	03																																						
NEIGHBORHOOD/LOC	3032.00																																								
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																																					
BAS	3,697	100	3,697	561,189																																					
FGR	672	55	370	56,164																																					
FGR	742	55	408	61,933																																					
FOP	182	30	55	8,349																																					
FOP	192	30	58	8,804																																					
FOP	224	30	67	10,170																																					
FOP	376	30	113	17,152																																					
FUS	672	100	672	102,007																																					
UOP	42	20	8	1,215																																					
TOTALS	6,799		5,448	826,983																																					
EXTRA FEATURES					1641 SCOTT 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	0504	FP-ELECTRI	0	100	0	0	2.00	UT	2,000.00	2,000.00	100	2003	2003	3	88	3,520																									
2	0835	QUARY TILE	0	100	0	0	2,764.00	SF	10.00	10.00	100	2003	2003	3	84	23,218																									
3	0861	POOL GUNIT	0	100	0	0	411.00	SF	85.00	85.00	100	2003	2003	3	36	12,577																									
4	0845	KOOL DECK	0	100	0	0	1,200.00	SF	7.25	7.25	100	2003	2003	3	84	7,308																									
5	0835	QUARY TILE	0	100	0	0	314.00	SF	10.00	10.00	100	2003	2003	3	84	2,638																									
6	0910	SCRN RM L	0	100	0	0	1,482.00	SF	15.00	15.00	100	2003	2003	3	22	4,891																									
7	0877	JACUZZI	0	100	0	0	1.00	UT	1,000.00	1,000.00	100	2003	2003	3	22	220																									
8	0810	CONCRETE A	0	100	4	4	16.00	SF	6.50	6.50	100	2003	2003	3	84	87																									
9	0810	CONCRETE A	0	100	4	3	12.00	SF	6.50	6.50	100	2003	2003	3	84	66																									
10	0465	FNC GT 15'	0	100	0	0	1.00	UT	562.50	562.50	100	2003	2003	3	64	360																									
LAND DESCRIPTION					TOTAL OB/XF										54,885																										
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	000100	C	SFR	100		RS-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	150,000.00	150,000.00	150,000																								
REVIEW DATE 04/05/2021 BY RK Total Acres: 0.00 Total Land Value: 150,000 Market: 0 Agricultural: 0 Common: 150,000 PRINTED 08/02/2023 BY SYS																																									

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