

POLK RICHARD A &/HERMAN EILEEN H
653 SPANISH WAY E
FERNANDINA BEACH, FL 32034

00-00-31-087I-0066-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY											
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1											
ELEMENT		CD	16 WD FR STUC 100		0500 01		2,493		106.4640		166.88		416,032		2008		2008		0		0		7.00		93.00						
Exterior Wall		03	GABLE/HIP 100		1		SFR CUST - 100% - 2022		Heated Area: 2149		HX Base Yr 2022																				
Roof Structur		03	COMP SHNGL 100																												
Roof Cover		05	DRYWALL 100																												
Interior Wall		14	CARPET 70																												
Interior Floo		11	CLAY TILE 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		00	0 100																												
Occupancy		00	NONE 100																												
Quality		03	Quality Level 03																												
DOR CODE		0100	SINGLE FAMILY																												
MAP NUM			MKT AREA																												
NEIGHBORHOOD/LOC		1079.00																													
AREA TYPE		TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																										
BAS		2,149	100	2,149	333,521																										
FGR		439	55	241	37,403																										
FOP		72	30	22	3,414																										
FSP		202	40	81	12,571																										
TOTALS		2,862		2,493	386,910																										
EXTRA FEATURES		653 E SPANISH WAY, FERNANDINA BEACH																													
BLD DATE		12/11/2008		RK		LGL DATE																									
XF DATE						LAND DATE																									
INC DATE						AG DATE																									
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	0855	CONC PAVER	0 100	21 3	63.00	SF	10.00	10.00	100	2008	2008	3	90	567																	
2	0855	CONC PAVER	0 100	0 0	586.00	SF	10.00	10.00	100	2008	2008	3	90	5,274																	
3	0462	ST/AL FNC	0 100	171 0	684.00	SF	10.00	10.00	100	2008	2008	3	56	3,830																	
4	0463	FENCE GATE	0 100	0 0	2.00	UT	300.00	300.00	100	2008	2008	3	76	456																	
5	0855	CONC PAVER	0 100	0 0	42.00	SF	10.00	10.00	100	2009	2009	3	91	382																	
LAND DESCRIPTION																TOTAL OB/XF 10,509															
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	0003		0.00	0.00	1.00	LT		1.00	1.00	1.00	140,000.00	140,000.00	140,000														