

LOTS 7 & 8
IN OR 635/734 & OR 653/11
ALTA VISTA # 2 PB 2/44

FROST JAMES L JR & MARLENE N
19 NORTH WOLFF STREET
FERNANDINA BEACH, FL 32034-2536

2023

00-00-31-100B-0007-0000



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 2																										
Exterior Wall	15	CONC BLOCK 100	0100	01	2,534	107.2320	96.78	245,241	1948	1965	0	0	0	30.75	69.25	VALUATION SUMMARY																									
Roof Structur	03	GABLE/HIP 100	1 SINGLE FAM - 100% - 1998													Heated Area: 2223													HX Base Yr 1998												
Roof Cover	03	COMP SHNGL 100																																							
Interior Wall	06	CUST PANEL 60																																							
Interior Wall	03	PLASTER 40																																							
Interior Floo	14	CARPET 70																																							
Interior Floo	15	HARDTILE 30																																							
Air Condition	03	CENTRAL 100																																							
Heating Type	04	AIR DUCTED 100																																							
Bedrooms	3	100																																							
Bathrooms	3	100																																							
Frame	02	WOOD FRAME 100																																							
Stories	1.	1. 100																																							
Units	0	100																																							
BUD8 Adjustme	02	DIST FB 100																																							
Occupancy	00	NONE 100																																							
Quality	03	Quality Level 03																																							
DOR CODE	0100	SINGLE FAMILY																																							
MAP NUM		MKT AREA	01																																						
NEIGHBORHOOD/LOC	1007.00																																								
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																																					
BAS	1,743	100	1,743	116,816																																					
BAS	480	100	480	32,169																																					
FOP	72	30	22	1,474																																					
FOP	276	30	83	5,563																																					
FSP	322	40	129	8,646																																					
FST	140	55	77	5,161																																					
TOTALS	3,033		2,534	169,829																																					
EXTRA FEATURES																																									
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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1960	1960	3	23	805																									
2	0810	CONCRETE A	0	100	3	12	36.00	SF	6.50	6.50	100	1948	1948	3	20	47																									
3	0511	GARAGE CB-	0	100	22	22	484.00	SF	40.00	40.00	100	1997	1997	3	75	14,520																									
4	0819	CONC 12"	0	100	0	0	527.00	SF	4.75	4.75	100	1997	1997	3	75	1,877																									
5	0810	CONCRETE A	0	100	8	10	80.00	SF	6.50	6.50	100	1997	1997	3	75	390																									
6	1242	WD DECK A	0	100	14	19	266.00	SF	10.00	10.00	100	2006	2006	3	31	825																									
TOTAL OB/XF 18,464																																									
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	000100	C	SFR	100	0007	R-1	113.00	230.00	2.00	LT		1.00	1.00	0.75	275,000.00	206,250.00	412,500																								
REVIEW DATE 10/24/2017 BY DJ Total Acres: 0.00 Total Land Value: 412,500 Market: 0 Agricultural: 0 Common: 412,500 PRINTED 08/02/2023 BY SYS																																									