

BLOCK 2A LOT 1
AMELIA PARK COASTAL DISTRICT
BLOCK 2 REPLAT PB 8/58

LIBBY DAVID L & MARY L
1782 SOUTH 15TH STREET
FERNANDINA BEACH, FL 32034

2023

00-00-31-102E-002A-0010



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	10	ABOVE AVG 100	0500	01	2,224	110.2500	157.11	349,413	2014	2014	0	0	0	3.50	96.50	VALUATION BY STANDARD																									
Roof Structur	03	GABLE/HIP 100	1 SFR CUST - 100% - 0													Heated Area: 1792													HX Base Yr												
Roof Cover	03	COMP SHNGL 100																																							
Interior Wall	05	DRYWALL 100																																							
Interior Floo	12	HARDWOOD 70																																							
Interior Floo	14	CARPET 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		0 100																																							
Occupancy	00	NONE 100																																							
Quality			03	Quality Level 03																																					
DOR CODE			0100	SINGLE FAMILY																																					
MAP NUM				MKT AREA			01																																		
NEIGHBORHOOD/LOC			1031.00																																						
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																																					
BAS	1,792	100	1,792	271,687																																					
FGR	484	55	266	40,328																																					
FOP	240	30	72	10,916																																					
FSP	228	40	91	13,797																																					
STP	6	10	1	152																																					
STP	18	10	2	303																																					
TOTALS			2,768	2,224	337,184																																				
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	0810	CONCRETE A	0 100	0	0	198.00	SF	6.50	6.50	100	2014	2014	3	95	1,223																										
LAND DESCRIPTION																																									
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			0.00	0.00	40.00	FF		1.00	1.00	1.00	3,000.00	3,000.00	120,000																								
REVIEW DATE 06/19/2019 BY DJA Total Acres: 0.00 Total Land Value: 120,000 Market: 0 Agricultural: 0 Common: 120,000 PRINTED 08/02/2023 BY SYS																																									