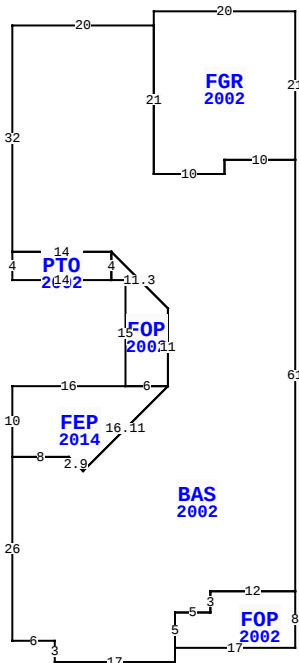


PHILIPPS E T & BETTY J L/E/
1901 FLOYD STREET
FERNANDINA BEACH, FL 32034

00-00-31-102P-0007-0030

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	VALUATION SUMMARY																
Exterior Wall	10	ABOVE AVG 100					0500	01	2,914	120.4610	171.66	500,217	2002	2002		0	0	9.50	90.50	VALUATION BY STANDARD																
Roof Structur	08	IRREGULAR 100					1 SFR CUST - 100% - 2006										Heated Area: 2467										HX Base Yr 2006									
Roof Cover	03	COMP SHNGL 100															BUILDING MARKET VALUE 452,696																			
Interior Wall	05	DRYWALL 100															TOTAL MARKET OB/XF VALUE 8,591																			
Interior Floo	14	CARPET 50															TOTAL LAND VALUE - MARKET 126,000																			
Interior Floo	15	HARDTILE 50															TOTAL MARKET VALUE 587,287																			
Air Condition	03	CENTRAL 100															SOH/AGL Deduction 195,029																			
Heating Type	04	AIR DUCTED 100															ASSESSED VALUE 392,258																			
Bedrooms		3 100															TOTAL EXEMPTION VALUE HX HB 50,000																			
Bathrooms		2.5 100															BASE TAXABLE VALUE 342,258																			
Frame	02	WOOD FRAME 100															TOTAL JUST VALUE 587,287																			
Stories	1.	1. 100															NCON VALUE 0																			
Units	00	0 100					INCOME VALUE																													
Occupancy	00	NONE 100					PREVIOUS YEAR MKT VALUE 550,429																													
Quality		05	Quality Level 05																																	
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	2,467	100	2,467	383,254																																
FEP	174	80	139	21,594																																
FGR	440	55	242	37,596																																
FOP	90	30	27	4,195																																
FOP	121	30	36	5,593																																
PTO	56	5	3	466																																
TOTALS		3,348	2,914	452,696																																
EXTRA FEATURES					1901 FLOYD ST, FERNANDINA BEACH										BLD DATE 09/03/2014 KK LGL 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	1131	REINFR 8	0 100	21	3	63.00	SF	9.45	9.45	100	2002	2002	3	95	566																					
2	0819	CONC 12"	0 100	6	2	12.00	SF	9.50	9.50	100	2002	2002	3	83	95																					
3	0810	CONCRETE A	0 100	0	0	79.00	SF	6.50	6.50	100	2002	2002	3	83	426																					
4	0810	CONCRETE A	0 100	47	16	752.00	SF	6.50	6.50	100	2002	2002	3	83	4,057																					
5	0855	CONC PAVER	0 100	15	16	240.00	SF	10.00	10.00	100	2002	2002	3	83	1,992																					
6	0470	VNYL GATE	0 100	0	0	1.00	UT	300.00	300.00	100	2002	2002	3	61	183																					
7	0477	VF 4 SLAT	0 100	0	0	149.00	LF	14.00	14.00	100	2002	2002	3	61	1,272																					
LAND DESCRIPTION TOTAL OB/XF 8,591																																				
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	000100	C	SFR	100	0003	PUD	0.00	0.00	42.00	FF		1.00	1.00	1.00	3,000.00	3,000.00	126,000																			
REVIEW DATE 03/22/2018 BY DJX Total Acres: 0.00 Total Land Value: 126,000 Market: 0 Agricultural: 0 Common: 126,000 PRINTED 08/02/2023 BY SYS																																				