

ROWLEY SCOTT D & PHYLLIS
1569 PARK AVE
FERNANDINA BEACH, FL 32034

00-00-31-102P-0011-02D0

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1									
ELEM CD										TYPE MDL EFF. AREA TOT ADJ PTS EFF. BASE RATE REPL. COST NEW AYB EYB ECON FNCT % COND										VALUATION BY STANDARD									
Exterior Wall 16 WD FR STUC 100										0320 12 2,373 235.8566 224.06 531,694 2002 2002 0 0 10.00 90.00										Tax Group: 2 Tax Dist:									
Roof Structur 03 GABLE/HIP 100										1 TOWNHOUSE - 0% - 2023 Heated Area: 1952 HX Base Yr										BUILDING MARKET VALUE 478,525									
Roof Cover 05 COMP SHNGL 100																				TOTAL MARKET OB/XF VALUE 3,864									
Interior Wall 05 DRYWALL 100																				TOTAL LAND VALUE - MARKET 96,000									
Interior Floo 12 HARDWOOD 70																				TOTAL MARKET VALUE 578,389									
Interior Floo 15 HARDTILE 30																				SOH/AGL Deduction 0									
Air Condition 03 CENTRAL 100																				ASSESSED VALUE 578,389									
Heating Type 04 AIR DUCTED 100																				TOTAL EXEMPTION VALUE 0									
Bedrooms 3 100																				BASE TAXABLE VALUE 578,389									
Bathrooms 2.5 100																				TOTAL JUST VALUE 578,389									
Frame 02 WOOD FRAME 100																				NCON VALUE 0									
Stories 1.5 1.5 100																				INCOME VALUE									
Units 0 100																				PREVIOUS YEAR MKT VALUE 469,202									
Quality 06 Quality Level 06																				PERMIT NUM DESCRIPTION AMT ISSUED									
DOR CODE 0100 SINGLE FAMILY																				20102122 H/AC 2,000 12/13/2010									
MAP NUM MKT AREA 01																				20080799 XF0B 3,666 05/12/2008									
NEIGHBORHOOD/LOC 1031.00																				011661 NEW CONSTR 158,640 07/20/2001									
AREA TYPE TOTAL GROSS AREA PCT OF BASE TOT ADJ AREA SUBAREA MARKET VALUE																													
BAS 1,235 100 1,235 249,043																													
FDG 441 60 265 53,438																													
FOP 113 30 34 6,856																													
FOP 230 30 69 13,914																													
FSP 120 40 48 9,680																													
FUS 717 100 717 144,586																													
PTO 96 5 5 1,008																													
TOTALS 2,952 2,373 478,525																													
EXTRA FEATURES										1569 PARK AVE, 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 0810 CONCRETE A 0 0 13 16 208.00 SF 6.50 6.50 100 2002 2002 3 83 1,122																													
2 0810 CONCRETE A 0 0 10 2 20.00 SF 6.50 6.50 100 2002 2002 3 83 108																													
3 0810 CONCRETE A 0 0 23 3 69.00 SF 6.50 6.50 100 2002 2002 3 83 372																													
4 0476 VF 6 SBPL 0 0 0 0 77.00 LF 32.00 32.00 100 2002 2002 3 61 1,503																													
5 0470 VNYL GATE 0 0 0 0 1.00 UT 300.00 300.00 100 2002 2002 3 61 183																													
6 0910 SCRNM RM L 0 0 0 0 96.00 SF 15.00 15.00 100 2008 2008 3 40 576																													
LAND DESCRIPTION										TOTAL OB/XF 3,864																			
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 0 PUD 0.00 0.00 32.00 FF 1.00 1.00 1.00 3,000.00 3,000.00 96,000																													
REVIEW DATE 06/19/2019 BY DJA										Total Acres: 0.00 Total Land Value: 96,000 Market: 0 Agricultural: 0 Common: 96,000										PRINTED 08/02/2023 BY SYS									