

BLOCK 19 LOT 2
AMELIA PARK PHASE 2 UNIT 8
PB 6/391

BARRINGTON SCOTT A & MELISSA CAREY
1865 HOMETOWN DRIVE
FERNANDINA BEACH, FL 32034

2023

00-00-31-102P-0019-0020



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	2,806	115.7376	164.93	462,794	2022	2022	0	0	0.00	100.00	VALUATION BY STANDARD											
Roof Structur	04	WOOD TRUSS 100	1 SFR CUST - 100% - 2023													Heated Area: 2311										
Roof Cover	03	COMP SHNGL 100	Hx Base Yr 2023																							
Interior Wall	05	DRYWALL 100	29 20 20 27 6 9 21 22 5 9 17 31 28 28 8 32 25 25 32 22 22 38 28 28 8 20 20 27 6 9 21 22 5 9 17 31 28 28 8																							
Interior Floo	13	LVT/LAMMT 80																								
Interior Floo	14	CARPET 20																								
Air Condition	03	CENTRAL 100																								
Heating Type	04	AIR DUCTED 100																								
Bedrooms	3	100																								
Bathrooms	2.5	100																								
Frame	02	WOOD FRAME 100																								
Stories	2.	100																								
Units	0	100																								
Occupancy	00	NONE 100																								
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	1,511	100	1,511	249,209																						
FGR	580	55	319	52,613																						
FOP	224	30	67	11,050																						
FOP	363	30	109	17,977																						
FUS	800	100	800	131,944																						
TOTALS			3,478	2,806	462,794																					
EXTRA FEATURES			1865 HOMETOWN DR, 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	100	0	0	48.00	SF	6.50	6.50	100	2022	2022	3	100	312										
2	0810	CONCRETE A	0	100	0	0	230.00	SF	6.50	6.50	100	2022	2022	3	100	1,495										
3	0855	CONC PAVER	0	100	0	0	360.00	SF	10.00	10.00	100	2022	2022	3	100	3,600										
4	0476	VF 6 SBPL	0	100	0	0	12.00	LF	32.00	32.00	100	2022	2022	3	100	384										
5	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2022	2022	3	100	300										
LAND DESCRIPTION			TOTAL OB/XF													6,091										
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		PUD	0.00	0.00	70.00	FF		1.00	1.00	1.00	3,000.00	3,000.00	210,000									
REVIEW DATE 08/03/2022 BY DJ Total Acres: 0.00 Total Land Value: 210,000 Market: 0 Agricultural: 0 Common: 210,000 PRINTED 08/02/2023 BY SYS																										