

BLOCK 19 LOT 11
IN OR 1271/643
AMELIA PARK PHASE 2 UNIT 8

POWERS DEBORAH E
1728 HEATHER STREET
FERNANDINA BEACH, FL 32034

2023

00-00-31-102P-0019-0110



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	2,681	121.2288	172.75	463,143	2005	2005	0	0	0	8.00	92.00	VALUATION BY STANDARD																									
Roof Structur	08	IRREGULAR 100	1 SFR CUST - 100% - 2006													Heated Area: 2167													HX Base Yr 2006												
Roof Cover	03	COMP SHNGL 100																																							
Interior Wall	05	DRYWALL 100																																							
Interior Floo	12	HARDWOOD 90																																							
Interior Floo	15	HARDTILE 10																																							
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			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	2,167	100	2,167	344,401																																					
FDG	529	60	317	50,381																																					
FOP	255	30	76	12,079																																					
FOP	358	30	107	17,005																																					
PTO	276	5	14	2,225																																					
TOTALS			3,585	2,681	426,092																																				
EXTRA FEATURES			1728 HEATHER ST, 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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2005	2005	3	90	3,150																									
2	1100	VAC SYSTEM	0	100	0	0	1.00	UT	1,320.00	1,320.00	100	2005	2005	3	27	356																									
3	0825	BRICK	0	100	13	6	78.00	SF	12.50	12.50	100	2005	2005	3	96	936																									
4	0830	FLAGSTONE	0	100	42	4	168.00	SF	12.00	12.00	100	2005	2005	3	87	1,754																									
5	0810	CONCRETE A	0	100	0	0	240.00	SF	6.50	6.50	100	2005	2005	3	87	1,357																									
6	0810	CONCRETE A	0	100	32	9	288.00	SF	6.50	6.50	100	2005	2005	3	87	1,629																									
7	0820	WOOD WALK	0	100	30	4	120.00	SF	23.50	23.50	100	2005	2005	3	40	1,128																									
TOTAL OB/XF																		10,310																							
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	55.00	FF		1.00	1.00	1.00	3,000.00	3,000.00	165,000																								
REVIEW DATE 04/09/2018 BY DJX Total Acres: 0.00 Total Land Value: 165,000 Market: 0 Agricultural: 0 Common: 165,000 PRINTED 08/02/2023 BY SYS																																									