

BLOCK 21 LOT 2
AMELIA PARK PHASE 2 UNIT 8
PB 6/391

MIKUS PATRICK J & JOSEPHINE L
1735 BURNHAM LN
FERNANDINA BEACH, FL 32034

2023

00-00-31-102P-0021-0020



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	11	2,656	148.7078	211.91	562,833	2005	2005	0	0	0	8.00	92.00	VALUATION BY STANDARD													
Roof Structur	08	IRREGULAR 100	1 SFR CUST - 100% - 2023														Heated Area: 2301												
Roof Cover	03	COMP SHNGL 100	HX Base Yr 2023																										
Interior Wall	05	DRYWALL 100																											
Interior Floo	14	CARPET 70																											
Interior Floo	15	HARDTILE 30																											
Air Condition	03	CENTRAL 100																											
Heating Type	04	AIR DUCTED 100																											
Bedrooms		3 100																											
Bathrooms		2.5 100																											
Frame	02	WOOD FRAME 100																											
Stories	1.	1. 100																											
Units		0 100																											
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	2,301	100	2,301	448,597																									
FGR	407	55	224	43,671																									
FOP	84	30	25	4,874																									
FOP	155	30	46	8,968																									
FOP	174	30	52	10,137																									
PTO	68	5	3	585																									
STR	8	10	1	195																									
STR	15	10	2	390																									
STR	16	10	2	390																									
TOTALS			3,228	2,656	517,806																								
EXTRA FEATURES			1735 BURNHAM LN, 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	0810	CONCRETE A	0 100	0	0	865.00	SF	6.50	6.50	100	2005	2005	3	87	4,892														
3	0825	BRICK	0 100	10	22	220.00	SF	12.50	12.50	100	2006	2006	3	97	2,668														
4	0476	VF 6 SBPL	0 100	0	0	46.00	LF	32.00	32.00	100	2005	2005	3	69	1,016														
5	0855	CONC PAVER	0 100	0	0	248.00	SF	7.00	7.00	100	2006	2006	3	88	1,528														
6	0910	SCRN RM L	0 100	0	0	316.00	SF	15.00	15.00	100	2012	2012	3	60	2,844														
TOTAL OB/XF 16,098																													
LAND DESCRIPTION																													
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	0003	PUD	0.00	0.00	55.00	FF		1.00	1.00	1.00	3,000.00	3,000.00	165,000												
REVIEW DATE 04/11/2018 BY DJX Total Acres: 0.00 Total Land Value: 165,000 Market: 0 Agricultural: 0 Common: 165,000 PRINTED 08/02/2023 BY SYS																													