

BLOCK 21 LOT 4
AMELIA PARK PHASE 2 UNIT 8
PB 6/391

MAUNZ BETTINA U REV TRUST/MAUNZ BETTINA U TRUSTEE
1775 BURNHAM LANE
FERNANDINA BCH, FL 32034

2023

00-00-31-102P-0021-0040



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	2,563	121.4400	173.05	443,527	2005	2005	0	0	8.00	92.00	VALUATION BY STANDARD													
Roof Structur	08	IRREGULAR 100	1 SFR CUST - 100% - 2019													Heated Area: 2160												
Roof Cover	03	COMP SHNGL 90														HX Base Yr 2019												
Roof Cover	12	MODULAR MT 10																										
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	1.5	1.5 100																										
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	1,456	100	1,456	231,804																								
FDG	441	60	265	42,189																								
FOP	52	30	16	2,547																								
FOP	180	30	54	8,597																								
FOP	200	30	60	9,552																								
FUS	704	100	704	112,081																								
PTO	162	5	8	1,273																								
TOTALS			3,195		2,563	408,045																						
EXTRA FEATURES			1775 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												
3	0825	BRICK	0	100	2	5	10.00	SF	25.00	25.00	100	2005	2005	3	96	240												
4	0810	CONCRETE A	0	100	0	0	735.00	SF	6.50	6.50	100	2005	2005	3	87	4,156												
5	0476	VF 6 SBPL	0	100	0	0	52.00	LF	64.00	64.00	100	2005	2005	3	69	2,296												
6	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2005	2005	3	69	207												
7	0450	PREFAB FNC	0	100	30	5	150.00	LF	8.00	8.00	100	2005	2005	3	27	324												
8	0830	FLAGSTONE	0	100	50	4	200.00	SF	12.00	12.00	100	2006	2006	3	88	2,112												
9	0825	BRICK	0	100	10	5	50.00	SF	25.00	25.00	100	2006	2006	3	97	1,213												
TOTAL OB/XF 13,698																												
LAND DESCRIPTION			TOTAL OB/XF 13,698																									
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	57.00	FF		1.00	1.00	1.00	3,000.00	3,000.00	171,000											
REVIEW DATE 04/11/2018 BY DJX Total Acres: 0.00 Total Land Value: 171,000 Market: 0 Agricultural: 0 Common: 171,000 PRINTED 08/02/2023 BY SYS																												