

BLOCK E LOTS PT OF 2-3 & 5
& ALL OF LOT 4
IN OR 2403/1621

HACKNEY MARCIA K
2019 ATLANTIC AVE
FERNANDINA BEACH, FL 32034

2023

00-00-31-1060-000E-0030



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	14	WD SHINGLE 100	0900	01	2,282	133.5495	158.59	361,902	1927	2000	0	0	0	11.00	89.00	VALUATION BY STANDARD										
Roof Structur	03	GABLE/HIP 100	1 SNGL FAM - 100% - 2021													Heated Area: 2178										
Roof Cover	03	COMP SHNGL 100														HX Base Yr 2021										
Interior Wall	03	PLASTER 100																								
Interior Floo	12	HARDWOOD 70																								
Interior Floo	14	CARPET 30																								
Air Condition	03	CENTRAL 100																								
Heating Type	04	AIR DUCTED 100																								
Bedrooms		3 100																								
Bathrooms		3.5 100																								
Frame	02	WOOD FRAME 100																								
Stories	2.	2. 100																								
Units		0 100																								
BUD8 Adjustme	02	DIST FB 100																								
Occupancy	00	NONE 100																								
Quality			06	Quality Level 06																						
DOR CODE			0100	SINGLE FAMILY																						
MAP NUM				MKT AREA												01										
NEIGHBORHOOD/LOC			1012.00																							
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																						
BAS	1,582	100	1,582	223,291																						
BAS	176	100	176	24,842																						
FEP	91	80	73	10,304																						
FOP	36	30	11	1,552																						
FOP	50	30	15	2,117																						
FUS	420	100	420	59,281																						
PTO	108	5	5	706																						
TOTALS			2,463	2,282	322,093																					
EXTRA FEATURES			2019 ATLANTIC 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	0940	SHEDS/PORT	0 100	20	10	200.00	SF	30.00	30.00	100	1980	1980	3	20	1,200											
2	0810	CONCRETE A	0 100	69	16	1,104.00	SF	6.50	6.50	100	1986	1986	3	52	3,732											
3	0504	FP-ELECTRI	0 100	0	0	1.00	UT	2,000.00	2,000.00	100	1927	1927	3	20	400											
4	0825	BRICK	0 100	4	8	32.00	SF	25.00	25.00	100	1927	1927	3	20	160											
5	0825	BRICK	0 100	0	0	452.00	SF	6.25	6.25	100	2019	2019	3	100	2,825											
6	0825	BRICK	0 100	0	0	986.00	SF	6.25	6.25	100	2001	2001	3	95	5,854											
7	0476	VF 6 SBPL	0 100	0	0	96.00	LF	32.00	32.00	100	2016	2016	3	92	2,826											
8	0861	POOL GUNIT	0 100	0	0	264.00	SF	85.00	85.00	100	2021	2021	3	98	21,991											
9	0855	CONC PAVER	0 100	0	0	1,944.00	SF	10.00	10.00	100	2021	2021	3	100	19,440											
TOTAL OB/XF 58,428																										
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			154.00	176.00	154.00	FF	1	1.20	1.00	1.08	2,400.00	2,592.00	399,168									
REVIEW DATE 03/01/2022 BY DJ Total Acres: 0.00 Total Land Value: 399,168 Market: 0 Agricultural: 0 Common: 399,168 PRINTED 08/02/2023 BY SYS																										