

BLOCK I S451/2 FT OF LOT 1 &
N451/2 FT OF LOT 4
IN OR 1648/761

MORAN CHRISTOPHER
C/O MORAN CONSTRUCTION LLC, 107 NORTH 18TH STREET
FERNANDINA BEACH, FL 32034

2023

00-00-31-1060-000I-0012



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	17	CB STUCCO 70	0100	01	1,882	116.1741	104.85	197,328	1950	2000	0	0	0	11.00	89.00	VALUATION SUMMARY									
Exterior Wall	15	CONC BLOCK 30	1 SINGLE FAM - 0% - 0													Heated Area: 1212									
Roof Structure	03	GABLE/HIP 100	HX Base Yr																						
Roof Cover	03	COMP SHNGL 100																							
Interior Wall	03	PLASTER 100																							
Interior Floor	12	HARDWOOD 80																							
Interior Floor	15	HARDTILE 20																							
Air Condition	03	CENTRAL 100																							
Heating Type	04	AIR DUCTED 100																							
Bedrooms	3	100																							
Bathrooms	1	100																							
Frame	03	MASONRY 100																							
Stories	1.	1. 100																							
Units	0	100																							
BUD8 Adjustme	02	DIST FB 100																							
Occupancy	00	NONE 100																							
Quality	04	Quality Level 04																							
DOR CODE	0100	SINGLE FAMILY																							
MAP NUM		MKT AREA																							
NEIGHBORHOOD/LOC	1007.00																								
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																					
BAS	1,212	100	1,212	113,099																					
FDG	418	60	251	23,422																					
FDG	418	60	251	23,422																					
FGR	260	55	143	13,345																					
FOP	16	30	5	466																					
FOP	48	30	14	1,307																					
STR	16	10	2	187																					
UST	8	45	4	373																					
TOTALS	2,396		1,882	175,622																					
EXTRA FEATURES			107 N 18TH 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	0866	POOL FIBER	0	0	35	18	630.00	SF	72.00	72.00	100	2000	2000	3	20	9,072									
2	0940	SHEDS/PORT	0	0	10	12	120.00	SF	30.00	30.00	100	1980	1980	3	20	720									
3	0810	CONCRETE A	0	0	0	0	1,451.00	SF	6.50	6.50	100	1985	1985	3	49.5	4,669									
4	0810	CONCRETE A	0	0	2	36	72.00	SF	6.50	6.50	100	2007	2007	3	89	417									
5	0845	KOOL DECK	0	0	0	0	743.00	SF	7.25	7.25	100	2000	2000	3	80	4,309									
6	0351	CARPORT MT	0	0	25	10	250.00	SF	10.00	10.00	100	2010	2010	3	50	1,250									
7	0479	VF PICKET	0	0	0	0	55.00	LF	10.00	10.00	100	2009	2009	3	78	429									
TOTAL OB/XF 20,866																									
LAND DESCRIPTION																									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE								
1	000100	C	SFR	0	0006	R-1	91.00	137.00	1.00	LT		1.00	1.00	0.85	275,000.00	233,750.00	233,750								
REVIEW DATE 11/16/2021 BY DJ Total Acres: 0.00 Total Land Value: 233,750 Market: 0 Agricultural: 0 Common: 233,750 PRINTED 08/02/2023 BY SYS																									