

BLK S LOT 2 & NORTH 31.5 FT
OF LOT 3
IN OR 2093/1382

YOUSIF JULIE ANN
418 N 17TH ST
FERNANDINA BEACH, FL 32034

2023

00-00-31-1060-000S-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	23	REINF CONC 70	0100	01	2,682	108.4800	97.90	262,568	1962	1985	0	0	0	18.50	81.50	VALUATION BY STANDARD																
Exterior Wall	26	AL SIDING 30	1 SINGLE FAM - 100% - 2019										Heated Area: 2267										HX Base Yr 2019									
Roof Structure	03	GABLE/HIP 100																														
Roof Cover	03	COMP SHNGL 100																														
Interior Wall	05	DRYWALL 80																														
Interior Wall	04	PLYWOOD 20																														
Interior Floor	13	LVT/LAMNT 50																														
Interior Floor	14	CARPET 50																														
Air Condition	03	CENTRAL 100																														
Heating Type	04	AIR DUCTED 100																														
Bedrooms		4 100																														
Bathrooms		2.5 100																														
Frame	03	MASONRY 100																														
Stories	2.5	2.5 100																														
Units		0 100																														
BUD8 Adjustme	02	DIST FB 100																														
Occupancy	00	NONE 100																														
Quality	03	Quality Level 03																														
DOR CODE	0100	SINGLE FAMILY																														
MAP NUM		MKT AREA	01																													
NEIGHBORHOOD/LOC	1007.00																															
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																												
BAS	1,241	100	1,241	99,018																												
FOP	30	30	9	718																												
FOP	102	30	31	2,474																												
FUS	1,026	100	1,026	81,863																												
PTO	138	5	7	558																												
STR	12	10	1	80																												
UBM	598	20	120	9,575																												
UGR	460	45	207	16,516																												
UOP	198	20	40	3,192																												
TOTALS	3,805		2,682	213,993																												
EXTRA FEATURES					418 N 17TH 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	0504	FP-ELECTRI	0 100	0	0	1.00	UT	2,000.00	2,000.00	100	1962	1962	3	25	500																	
2	0810	CONCRETE A	0 100	71	16	1,136.00	SF	6.50	6.50	100	1962	1962	3	20	1,477																	
TOTAL OB/XF 1,977																																
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	0006	R-1	183.00	137.00	1.00	LT		1.00	1.00	1.20	225,000.00	270,000.00	270,000															
REVIEW DATE 05/10/2019 BY DJX Total Acres: 0.00 Total Land Value: 270,000 Market: 0 Agricultural: 0 Common: 270,000 PRINTED 08/02/2023 BY SYS																																