

LOT 18
IN OR 673/107
BEACH HAMMOCK PB 5/154

LEE CARRIE M
2695 RACHEAL AV
FERNANDINA BEACH, FL 32034

2023

00-00-31-1110-0018-0000



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														
Exterior Wall	16	WD FR STUC 100	0900	01	2,058	111.3280	132.20	272,068	1992	2000	0	0	0	11.00	89.00	VALUATION SUMMARY													
Roof Structur	08	IRREGULAR 100	1 SNGL FAM - 100% - 1993													Heated Area: 1733													
Roof Cover	03	COMP SHNGL 100														HX Base Yr 1993													
Interior Wall	05	DRYWALL 100																											
Interior Floo	14	CARPET 80																											
Interior Floo	11	CLAY TILE 20																											
Air Condition	03	CENTRAL 100																											
Heating Type	04	AIR DUCTED 100																											
Bedrooms		3 100																											
Bathrooms		2 100																											
Frame	02	WOOD FRAME 100																											
Stories	1.	1. 100																											
Units	0	0 100																											
Occupancy	00	NONE 100																											
Quality			03	Quality Level 03																									
DOR CODE			0100	SINGLE FAMILY																									
MAP NUM				MKT AREA												01													
NEIGHBORHOOD/LOC			1062.00																										
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																									
BAS	1,733	100	1,733	203,902																									
DCK	264	10	26	3,059																									
FGR	474	55	261	30,709																									
FOP	60	30	18	2,118																									
FOP	68	30	20	2,353																									
TOTALS			2,599	2,058	242,141																								
EXTRA FEATURES					2695 RACHEAL 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													
2	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1991	1991	3	72	2,520														
6	0968	STAIRS	0 100	7	5	35.00	SF	0.00	0.00	100	1992	1992	3	100	0														
7	1242	WD DECK A	0 100	3	3	9.00	SF	11.00	11.00	100	1992	1992	3	20	20														
8	0855	CONC PAVER	0 100	0	0	937.00	SF	7.00	7.00	100	2001	2001	3	82	5,378														
9	0861	POOL GUNIT	0 100	22	10	220.00	SF	25.50	25.50	100	2010	2010	3	64	3,590														
10	0845	KOOL DECK	0 100	0	0	285.00	SF	7.25	7.25	100	2010	2010	3	92	1,901														
11	0871	POOL HTR R	0 100	0	0	1.00	UT	4,000.00	4,000.00	100	2010	2010	3	50	2,000														
TOTAL OB/XF 15,409																													
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	R-1	85.00	100.00	1.00	LT		1.00	1.00	1.00	160,000.00	160,000.00	160,000												
REVIEW DATE 06/01/2018 BY DJX Total Acres: 0.00 Total Land Value: 160,000 Market: 0 Agricultural: 0 Common: 160,000 PRINTED 08/02/2023 BY SYS																													