

LOT 19
IN OR 1925/1103
BEACH HAMMOCK PB 5/154

CARPENTER MARK A & LINDA K
2743 RACHEAL AVE
FERNANDINA BEACH, FL 32034

2023

00-00-31-1110-0019-0000



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1									
ELEMENT	CD		TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND														
Exterior Wall	10	ABOVE AVG 70	0900	01	2,587	119.8512	142.32	368,182	2002	2002	0	0	0	9.65	90.35														
Exterior Wall	23	REINF CONC 30	1 SNGL FAM - 100% - 2017														Heated Area: 2142												
Roof Structur	08	IRREGULAR 100															HX Base Yr 2017												
Roof Cover	03	COMP SHNGL 100																											
Interior Wall	05	DRYWALL 100																											
Interior Floo	11	CLAY TILE 60																											
Interior Floo	14	CARPET 40																											
Air Condition	03	CENTRAL 100																											
Heating Type	04	AIR DUCTED 100																											
Bedrooms		3 100																											
Bathrooms		2 100																											
Frame	02	WOOD FRAME 100																											
Stories	1.5	1.5 100																											
Units		0 100																											
Occupancy	00	NONE 100																											
Quality			04	Quality Level 04																									
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	1,350	100	1,350	173,591																									
FGR	632	55	348	44,748																									
FOP	30	30	9	1,157																									
FST	160	55	88	11,315																									
FUS	792	100	792	101,840																									
TOTALS			2,964		2,587	332,652																							
EXTRA FEATURES										2743 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													
1	0819	CONC 12"	0 100	17	4	68.00	SF	9.50	9.50	100	2002	2002	3	83	536														
2	0810	CONCRETE A	0 100	0	0	490.00	SF	6.50	6.50	100	2002	2002	3	83	2,644														
3	0810	CONCRETE A	0 100	0	0	2,900.00	SF	6.50	6.50	100	2002	2002	3	83	15,646														
4	0962	SKYLIGHT	0 100	0	0	1.00	UT	500.00	500.00	100	2002	2002	3	83	415														
5	1241	WD DECK G	0 100	10	23	230.00	UT	11.50	11.50	100	2002	2002	3	32	846														
6	1242	WD DECK A	0 100	7	3	21.00	SF	10.00	10.00	100	2002	2002	3	21	44														
8	0855	CONC PAVER	0 100	12	9	108.00	SF	10.00	10.00	100	2005	2005	3	87	940														
TOTAL OB/XF 21,071																													
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																													