

LOT 1
IN OR 1895/1924
CARLA'S SUB PB 5/48

MCCALL MARK L SR
934 S 18TH ST
FERNANDINA BEACH, FL 32034

2023

00-00-31-1175-0001-0000



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 2																										
Exterior Wall	05	AVERAGE 70	0100	01	1,420	133.1148	120.14	170,599	1986	1995	0	0	0	13.33	86.67	VALUATION SUMMARY																									
Exterior Wall	16	WD FR STUC 30	1 SINGLE FAM - 100% - 2014													Heated Area: 1152													HX Base Yr 2014												
Roof Structur	03	GABLE/HIP 100																																							
Roof Cover	12	MODULAR MT 100																																							
Interior Wall	05	DRYWALL 100																																							
Interior Floo	11	CLAY TILE 50																																							
Interior Floo	12	HARDWOOD 50																																							
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	100																																							
Occupancy	00	NONE 100																																							
Quality			04	Quality Level 04																																					
DOR CODE			0100 SINGLE FAMILY																																						
MAP NUM			MKT AREA																	01																					
NEIGHBORHOOD/LOC			1026.00																																						
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																																					
BAS	1,152	100	1,152	119,952																																					
FGR	240	55	132	13,744																																					
FOP	28	30	8	833																																					
FSP	320	40	128	13,328																																					
TOTALS			1,740	1,420	147,858																																				
EXTRA FEATURES			934 S 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	0810	CONCRETE A	0	100	0	0	727.00	SF	6.50	6.50	100	1991	1991	3	64	3,024																									
2	0810	CONCRETE A	0	100	57	2	114.00	SF	6.50	6.50	100	1992	1992	3	66	489																									
3	0476	VF 6 SBPL	0	100	0	0	100.00	LF	32.00	32.00	100	2003	2003	3	64	2,048																									
4	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2003	2003	3	64	192																									
LAND DESCRIPTION			TOTAL OB/XF													5,753																									
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	70.00	121.00	1.00	UT		1.00	1.00	1.00	100,000.00	100,000.00	100,000																								
REVIEW DATE 01/19/2017 BY DJ Total Acres: 0.00 Total Land Value: 100,000 Market: 0 Agricultural: 0 Common: 100,000 PRINTED 08/02/2023 BY SYS																																									