

LOT 4 IN OR 877/1211
DUNEWOOD SUB PB 5/182

JORJ
PO BOX 15163
FERNANDINA BEACH, FL 32035

2023

00-00-31-1235-0004-0000



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 60	2700	01	2,893	101.8960	121.51	351,528	1989	1989	0	0	15.90	84.10	VALUATION BY STANDARD													
Exterior Wall	12	CEDAR 40	1 DUPLEX - 0% - 0													Heated Area: 2568 HX Base Yr												
Roof Structure	03	GABLE/HIP 100															Tax Group: 2 Tax Dist:											
Roof Cover	03	COMP SHNGL 100															BUILDING MARKET VALUE 295,635											
Interior Wall	05	DRYWALL 100															TOTAL MARKET OB/XF VALUE 5,512											
Interior Floo	14	CARPET 80															TOTAL LAND VALUE - MARKET 240,000											
Interior Floo	08	SHT VINYL 20															TOTAL MARKET VALUE 541,147											
Air Condition	03	CENTRAL 100															SOH/AGL Deduction 153,878											
Heating Type	04	AIR DUCTED 100															ASSESSED VALUE 387,269											
Bedrooms	4	100															TOTAL EXEMPTION VALUE 0											
Bathrooms	3	100															BASE TAXABLE VALUE 387,269											
Frame	02	WOOD FRAME 100															TOTAL JUST VALUE 541,147											
Stories	2.	2. 100	NCON VALUE 0																									
Units	0	100	INCOME VALUE																									
Occupancy	00	NONE 100	PREVIOUS YEAR MKT VALUE 476,798																									
Quality			03	Quality Level 03																								
DOR CODE			0800 MULTI-FAMILY																									
MAP NUM			MKT AREA 01																									
NEIGHBORHOOD/LOC			1043.00																									
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																								
BAL	40	15	6	613																								
BAL	40	15	6	613																								
BAS	1,216	100	1,216	124,263																								
FGR	240	55	132	13,489																								
FGR	240	55	132	13,489																								
FOP	40	30	12	1,226																								
FOP	40	30	12	1,226																								
FUS	1,352	100	1,352	138,161																								
PTO	20	5	1	103																								
PTO	100	5	5	511																								
TOTALS	3,460		2,893	295,635																								
EXTRA FEATURES					2338 1ST 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	0811	CONCRETE B	0	0	0	927.00	SF	5.20	5.20	100	1989	1989	3	59.5	2,868													
2	0810	CONCRETE A	0	0	24	72.00	SF	6.50	6.50	100	1989	1989	3	59.5	278													
3	0811	CONCRETE B	0	0	0	675.00	SF	5.20	5.20	100	1989	1989	3	59.5	2,088													
4	0810	CONCRETE A	0	0	24	72.00	SF	6.50	6.50	100	1989	1989	3	59.5	278													
TOTAL OB/XF 5,512																												
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	000800	C	MULTI-FAM	0	0006		60.00	107.00	60.00	FF		1.00	1.00	1.00	4,000.00	4,000.00	240,000											
REVIEW DATE 08/26/2019 BY DJA Total Acres: 0.00 Total Land Value: 240,000 Market: 0 Agricultural: 0 Common: 240,000 PRINTED 08/02/2023 BY SYS																												