

LOT 11 & N1/2 OF 10
FERREIRA REPLAT OF FDNA BEACH
#2 PB 3/54

SALVATORE KENNETH DECL OF TRST/SALVATORE KENNETH F
36 W 270 CRANE ROAD
ST CHARLES, IL 60175

2023

00-00-31-126B-0011-0000



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	17	CB STUCCO 50	2800	01	2,746	110.2080	127.29	349,538	1957	1980	0	0	0	21.00	79.00	VALUATION BY STANDARD												
Exterior Wall	23	REINF CONC 50	1 TRI PLEX - 0% - 0													Heated Area: 2100 HX Base Yr												
Roof Structure	01	FLAT 100														VALUATION SUMMARY												
Roof Cover	04	BUILT-UP 100														VALUATION BY												
Interior Wall	05	DRYWALL 100														Tax Group: 2												
Interior FLOOR	11	CLAY TILE 60														Tax Dist:												
Interior Floor	14	CARPET 40	BUD8 Adjustme													BUILDING MARKET VALUE 276,135												
Air Condition	02	WINDOW 100	Occupancy													TOTAL MARKET OB/XF VALUE 3,131												
Heating Type	03	FORCED AIR 100	00													TOTAL LAND VALUE - MARKET 405,000												
Bedrooms	5	100	00													TOTAL MARKET VALUE 684,266												
Bathrooms	4	100	00													SOH/AGL Deduction 274,146												
Frame	04	REIN CONC 100	00													ASSESSED VALUE 410,120												
Stories	2.	2. 100	00													TOTAL EXEMPTION VALUE 0												
Units	0	100	00													BASE TAXABLE VALUE 410,120												
Quality			03	Quality Level 03													TOTAL JUST VALUE 684,266											
DOR CODE			0100 SINGLE FAMILY													NCON VALUE 0												
MAP NUM			MKT AREA 01													INCOME VALUE												
NEIGHBORHOOD/LOC			1056.00													PREVIOUS YEAR MKT VALUE 555,594												
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																								
APT	700	100	700	70,391																								
APT	700	100	700	70,391																								
HXB	700	100	700	70,391																								
HXP	72	30	22	2,212																								
HXP	448	30	134	13,475																								
HXU	700	55	385	38,716																								
PTO	16	5	1	100																								
PTO	64	5	3	302																								
PTO	224	5	11	1,106																								
UOP	448	20	90	9,050																								
TOTALS	4,072		2,746	276,135																								
EXTRA FEATURES					1031 N FLETCHER 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	0940	SHEDS/PORT	0	0 12 21	252.00	SF	21.00	21.00	100	1985	1985	3	20	1,058														
2	0351	CARPORT MT	0	0 10 12	120.00	SF	5.90	5.90	100	2005	2005	3	27	191														
3	1241	WD DECK G	0	0 10 4	40.00	UT	11.50	11.50	100	2005	2005	3	44	202														
4	0940	SHEDS/PORT	0	0 10 16	160.00	SF	30.00	30.00	100	2007	2007	3	35	1,680														
TOTAL OB/XF 3,131																												
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	0	0006		75.00	100.00	75.00	FF		1.00	1.00	0.90	6,000.00	5,400.00	405,000											
REVIEW DATE 05/24/2021 BY RK Total Acres: 0.00 Total Land Value: 405,000 Market: 0 Agricultural: 0 Common: 405,000 PRINTED 08/02/2023 BY SYS																												