

LOT 27
IN OR 2017/658
FOREST HILLS #1 PB 2/76

SHAFFER APRIL A
512 STANLEY DRIVE
FERNANDINA BEACH, FL 32034

2023

00-00-31-128A-0027-0000



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	VALUATION SUMMARY										
Exterior Wall	17	CB STUCCO 70	0900	11	2,460	139.2653	165.38	406,835	1954	1990	0	0	15.78	84.22	STANDARD										
Exterior Wall	05	AVERAGE 30	1 SNGL FAM - 100% - 2023													Heated Area: 2285									
Roof Structure	03	GABLE/HIP 100														HX Base Yr 2023									
Roof Cover	03	COMP SHNGL 100																							
Interior Wall	03	PLASTER 50																							
Interior Wall	05	DRYWALL 50																							
Interior Floor	14	CARPET 60																							
Interior Floor	08	SHT VINYL 40																							
Air Condition	03	CENTRAL 100																							
Heating Type	04	AIR DUCTED 100																							
Bedrooms		4 100																							
Bathrooms		3 100																							
Frame	02	WOOD FRAME 100																							
Stories	1.	1. 100																							
Units		0 100																							
BUD8 Adjustme	02	DIST FB 100																							
Quality			04	Quality Level 04																					
DOR CODE			0100	SINGLE FAMILY																					
MAP NUM				MKT AREA																					
NEIGHBORHOOD/LOC			1007.00																						
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																					
BAS	1,607	100	1,607	223,828																					
BAS	678	100	678	94,434																					
FGR	192	55	106	14,764																					
FOP	24	30	7	975																					
FOP	132	30	40	5,571																					
PTO	396	5	20	2,786																					
STP	24	10	2	279																					
TOTALS			3,053	2,460	342,636																				
EXTRA FEATURES			512 STANLEY DR, 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	0861	POOL GUNIT	0 100	0	0	450.00	SF	85.00	85.00	100	1980	1980	3	20	7,650										
2	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1954	1954	3	20	700										
3	0810	CONCRETE A	0 100	0	0	1,075.00	SF	6.50	6.50	100	1954	1954	3	20	1,398										
4	0525	GAZEBO	0 100	0	0	1.00	UT	5,000.00	5,000.00	100	1993	1993	3	20	1,000										
5	0845	KOOL DECK	0 100	0	0	369.00	SF	7.25	7.25	100	1980	1980	3	35	936										
9	0855	CONC PAVER	0 100	24	4	96.00	SF	10.00	10.00	100	2015	2015	3	96	922										
10	0810	CONCRETE A	0 100	0	0	160.00	SF	6.50	6.50	100	2015	2015	3	96	998										
TOTAL OB/XF 13,604																									
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	0006	R-1	100.00	194.00	1.00	LT		1.00	1.00	1.00	225,000.00	225,000.00	225,000								
REVIEW DATE 01/14/2021 BY TWA Total Acres: 0.00 Total Land Value: 225,000 Market: 0 Agricultural: 0 Common: 225,000 PRINTED 08/02/2023 BY SYS																									