

LOT 91
IN OR 1969/841
GA FDNA BEACH SUB PB 2/35

DOUGHERTY ANTHONY & THUY
PO BOX 15292
FERNANDINA BEACH, FL 32035

2023

00-00-31-134A-0091-0000



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	10	ABOVE AVG 100	0500	11	3,339	159.5556	227.37	759,188	2017	2020	0	0	0.50	99.50	VALUATION BY STANDARD													
Roof Structur	08	IRREGULAR 100	1 SFR CUST - 100% - 2018													Heated Area: 2500												
Roof Cover	03	COMP SHNGL 100	30													HX Base Yr 2018												
Interior Wall	05	DRYWALL 100	17													20												
Interior Floop	11	CLAY TILE 100	26													20												
Air Condition	03	CENTRAL 100	3													4												
Heating Type	04	AIR DUCTED 100	28													25												
Bedrooms		4 100	10													10												
Bathrooms		2.5 100	26													26												
Frame	02	WOOD FRAME 100	26													26												
Stories	3.	3. 100	26													26												
Units		0 100	26													26												
Quality 06 Quality Level 06															FST 2017													
DOR CODE 0100 SINGLE FAMILY															BAS 2017													
MAP NUM MKT AREA 01															FUS 2017													
NEIGHBORHOOD/LOC 1050.00															FGR 2017													
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE	PTO 2017												UOP 2017											
BAS	1,250	100	1,250	282,792	26												26											
FGR	728	55	400	90,493	26												26											
FOP	20	30	6	1,357	26												26											
FOP	260	30	78	17,646	26												26											
FST	522	55	287	64,929	26												26											
FUS	1,250	100	1,250	282,792	26												26											
PTO	260	5	13	2,941	26												26											
STR	28	10	3	679	26												26											
UOP	260	20	52	11,764	26												26											
TOTALS	4,578		3,339	755,392	26												26											
EXTRA FEATURES															631 OCEAN AV, 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	0855	CONC PAVER	0 100	0	0	692.00	SF	7.00	7.00	100	2017	2017	3	97	4,699													
2	0855	CONC PAVER	0 100	0	0	692.00	SF	7.00	7.00	100	2017	2017	3	97	4,699													
3	0855	CONC PAVER	0 100	0	0	85.00	SF	7.00	7.00	100	2017	2017	3	97	577													
4	0476	VF 6 SBPL	0 100	0	0	138.00	LF	32.00	32.00	100	2017	2017	3	94	4,151													
5	0470	VNYL GATE	0 100	0	0	2.00	UT	300.00	300.00	100	2017	2017	3	94	564													
6	0861	POOL GUNIT	0 100	0	0	200.00	SF	85.00	85.00	100	2022	2022	3	100	17,000													
7	0855	CONC PAVER	0 100	0	0	295.00	SF	10.00	10.00	100	2022	2022	3	100	2,950													
TOTAL OB/XF 34,640																												
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												
1	000120	C	SFR OCN FT	100	0002	R-2	50.00	100.00	50.00	FF		1.00	1.00	1.00	14,000.00	14,000.00												
OTHER ADJUSTMENTS AND NOTES																												
REVIEW DATE 07/25/2022 BY DJ Total Acres: 0.00 Total Land Value: 700,000 Market: 0 Agricultural: 0 Common: 700,000 PRINTED 08/02/2023 BY SYS																												