

LOTS 106 & 133
IN OR 1942/1263
GA FDNA BEACH SUB PB 2/35

HARRIS JAMES G & MARTHA M
PO BOX 8
MIDDLEBURG, VA 20118

2023

00-00-31-134A-0106-0000



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	12	4,669	178.7458	254.71	1,189,241	2017	2017	0	0	0	2.00	98.00	VALUATION BY STANDARD												
Roof Structur	08	IRREGULAR 100	2 SFR CUST - 0% - 0													Heated Area: 3427 HX Base Yr												
Roof Cover	12	MODULAR MT 100															Tax Group: 2 Tax Dist:											
Interior Wall	05	DRYWALL 100															BUILDING MARKET VALUE 1,165,456											
Interior Floo	13	LVT/LAMMT 80															TOTAL MARKET OB/XF VALUE 43,928											
Interior Floo	11	CLAY TILE 20															TOTAL LAND VALUE - MARKET 891,250											
Air Condition	03	CENTRAL 100															TOTAL MARKET VALUE 2,100,634											
Heating Type	04	AIR DUCTED 100															SOH/AGL Deduction 264,123											
Bedrooms	3	100															ASSESSED VALUE 1,836,511											
Bathrooms	3	100															TOTAL EXEMPTION VALUE 0											
Frame	03	MASONRY 100															BASE TAXABLE VALUE 1,836,511											
Stories	3.	3. 100															TOTAL JUST VALUE 2,100,634											
Units	0	100	NCON VALUE 0																									
Quality		04	Quality Level 04		INCOME VALUE																							
DOR CODE		0100	SINGLE FAMILY		PREVIOUS YEAR MKT VALUE 1,945,809																							
MAP NUM		MKT AREA		01																								
NEIGHBORHOOD/LOC		1050.00																										
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																								
BAL	48	15	7	1,747																								
BAL	100	15	15	3,745																								
BAS	44	100	44	10,983																								
BAS	287	100	287	71,640																								
FGR	841	55	463	115,572																								
FOP	660	30	198	49,424																								
FOP	660	30	198	49,424																								
FOP	740	30	222	55,415																								
FSP	348	40	139	34,697																								
FUS	96	100	96	23,963																								
TOTALS		6,824	4,669	1,165,456																								
EXTRA FEATURES					434 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	0855	CONC PAVER	0	0	0	0	1,310.00	SF	10.00	10.00	100	2017	2017	3	97	12,707												
2	0855	CONC PAVER	0	0	0	8	64.00	SF	10.00	10.00	100	2017	2017	3	97	621												
3	0855	CONC PAVER	0	0	0	0	1,056.00	SF	5.00	5.00	100	2017	2017	3	97	5,122												
4	0855	CONC PAVER	0	0	0	0	567.00	SF	5.00	5.00	100	2017	2017	3	97	2,750												
5	0462	ST/AL FNC	0	0	0	0	660.00	SF	10.00	10.00	100	2017	2017	3	87	5,742												
6	1076	TRELLIS A	0	0	5	10	50.00	SF	7.50	7.50	100	2017	2017	3	87	326												
7	0410	ELEVATOR	0	0	0	0	1.00	UT	15,000.00	15,000.00	98	2017	2017	3	98	14,700												
15	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	2017	2017	3	98	1,960												
TOTAL OB/XF 43,928																												
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											
1	000120	C	SFR OCN FT	0	0002	R-2	50.00	100.00	50.00	FF		1.00	1.00	1.00	14,000.00	14,000.00	700,000											
2	000000	C	VAC RES	0	0006	R-2	50.00	100.00	50.00	FF		1.00	1.00	0.85	4,500.00	3,825.00	191,250											
REVIEW DATE 02/14/2018 BY DJ Total Acres: 0.00 Total Land Value: 891,250 Market: 0 Agricultural: 0 Common: 891,250 PRINTED 08/02/2023 BY SYS																												