

LOT 215 (EX S-1)
IN OR 1968/1709
GA FDNA BEACH 2 UNR

BRANNIGAN QUEEN LOVIE
3135 AJA CT
FERNANDINA BEACH, FL 32034

2023

00-00-31-134B-0215-0000



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		23	REINF CONC 100		0320	11	1,863	182.3976	173.28	322,821	2002	2002	0	0	10.00	90.00	VALUATION BY		STANDARD																	
Roof Structur		03	GABLE/HIP 100		1 TOWNHOUSE - 0% - 0												Heated Area: 1565								HX Base Yr											
Roof Cover		05	COMP SHNGL 100														BUILDING MARKET VALUE								290,539											
Interior Wall		03	DRYWALL 100														TOTAL MARKET OB/XF VALUE								7,574											
Interior Floop		15	HARDTILE 100														TOTAL LAND VALUE - MARKET								187,500											
Air Condition		03	CENTRAL 100														TOTAL MARKET VALUE								485,613											
Heating Type		04	AIR DUCTED 100														SOH/AGL Deduction								68,184											
Bedrooms		3	100														ASSESSED VALUE								417,429											
Bathrooms		3	100														TOTAL EXEMPTION VALUE								0											
Frame		04	REIN CONC 100														BASE TAXABLE VALUE								417,429											
Stories		2.	100														TOTAL JUST VALUE								485,613											
Units			0 100														NCON VALUE								0											
					INCOME VALUE																															
					PREVIOUS YEAR MKT VALUE								493,219																							
Quality		06	Quality Level 06																																	
DOR CODE		0100	SINGLE FAMILY																																	
MAP NUM			MKT AREA		01																															
NEIGHBORHOOD/LOC		1041.00																																		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																																
BAS	577	100	577	89,985																																
FGR	399	55	219	34,153																																
FOP	12	30	4	624																																
FSP	114	40	46	7,174																																
FUS	988	100	988	154,081																																
PTO	114	5	6	936																																
UOP	114	20	23	3,587																																
TOTALS	2,318		1,863	290,539																																
EXTRA FEATURES					427 N FLETCHER AVE, FERNANDINA BEACH										BLD DATE					LGL DATE																
															XF DATE					LAND DATE																
															INC DATE					AG DATE																
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	1131	REINFR 8	0	0	56	5	280.00	SF	6.30	6.30	100	2002	2002	3	95	1,676																				
2	0810	CONCRETE A	0	0	41	3	123.00	SF	6.50	6.50	100	2002	2002	3	83	664																				
3	0810	CONCRETE A	0	0	0	0	523.00	SF	6.50	6.50	100	2002	2002	3	83	2,822																				
4	1243	WD DECK F	0	0	3	3	9.00	SF	8.00	8.00	100	2002	2002	3	21	15																				
5	0470	VNYL GATE	0	0	0	0	1.00	UT	300.00	300.00	100	2002	2002	3	61	183																				
6	0476	VF 6 SBPL	0	0	0	0	69.00	LF	32.00	32.00	100	2002	2002	3	61	1,347																				
7	0476	VF 6 SBPL	0	0	0	0	20.00	LF	16.00	16.00	100	2002	2002	3	61	195																				
8	0940	SHEDS/PORT	0	0	8	8	64.00	SF	30.00	30.00	100	2007	2007	3	35	672																				
LAND DESCRIPTION																	TOTAL OB/XF										7,574									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH 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	R-2	25.00	100.00	25.00	FF		1.00	1.00	1.50	5,000.00	7,500.00	187,500																			