

N1/2 OF LOT 261 S-1
IN OR 2324/1619
GA FDNA BEACH #2 UNR

SMITH BRADLEY W & SUSAN L
730 TARPON AVE UNIT B
FERNANDINA BEACH, FL 32034

2023

00-00-31-134B-0261-0010



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1									
ELEMENT	CD		TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND															
Exterior Wall	10	ABOVE AVG 50	0320	01	1,679	119.5950	113.62	190,768	2000	2000	0	0	10.75	89.25															
Exterior Wall	16	WD FR STUC 50	1 TOWNHOUSE - 100% - 2020													Heated Area: 1515													
Roof Structure	03	GABLE/HIP 100														HX Base Yr 2020													
Roof Cover	03	COMP SHNGL 100																											
Interior Wall	05	DRYWALL 100																											
Interior Floor	14	CARPET 70																											
Interior Floor	11	CLAY TILE 30																											
Air Condition	03	CENTRAL 100																											
Heating Type	04	AIR DUCTED 100																											
Bedrooms	3	100																											
Bathrooms	2	100																											
Frame	02	WOOD FRAME 100																											
Stories	2.	2. 100																											
Units	0	100																											
Occupancy	00	NONE 100																											
Quality															04 Quality Level 04														
DOR CODE															0100 SINGLE FAMILY														
MAP NUM															MKT AREA 01														
NEIGHBORHOOD/LOC															1041.0100														
AREA TYPE															TOTAL GROSS AREA														
PCT OF BASE															TOT ADJ AREA														
SUBAREA MARKET VALUE																													
BAS															664														
FGR															270														
FOP															54														
FUS															851														
TOTALS															1,839														
EXTRA FEATURES															730 TARPON 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 0810															CONCRETE A 0 100 45 19 855.00 SF 6.50 6.50 100 2000 2000 3 80 4,446														
2 1241															WD DECK G 0 100 0 0 178.00 UT 17.25 17.25 100 2000 2000 3 29 890														
3 0810															CONCRETE A 0 100 8 10 80.00 SF 6.50 6.50 100 2000 2000 3 80 416														
4 0810															CONCRETE A 0 100 3 3 9.00 SF 6.50 6.50 100 2000 2000 3 80 47														
LAND DESCRIPTION															TOTAL OB/XF 5,799														
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 CONSVR														
1 000100															C SFR 100 0006 R-2 25.00 100.00 25.00 FF 1.00 1.00 1.50 5,000.00 7,500.00 187,500														
REVIEW DATE															04/30/2018 BY DJX														
Total Acres:															0.00														
Total Land Value:															187,500														
Market:															0														
Agricultural:															0														
Common:															187,500														
PRINTED															08/02/2023 BY SYS														