

LOT 263
IN OR 1194/137
GA FDNA BEACH 2 UNR

MARTIN SCOTT ANTHONY
335 JACK DR
COCOA BEACH, FL 32931-3841

2023

00-00-31-134B-0263-0000



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	16	WD FR STUC 50	2700	01	3,716	111.5100	132.98	494,154	1997	1998	0	0	0	12.00	88.00	VALUATION BY STANDARD											
Exterior Wall	23	REINF CONC 50	1 DUPLEX - 0% - 0													Heated Area: 2968 HX Base Yr											
Roof Structure	03	GABLE/HIP 100														Tax Group: 2 Tax Dist:											
Roof Cover	03	COMP SHNGL 100														BUILDING MARKET VALUE 434,856											
Interior Wall	05	DRYWALL 100														TOTAL MARKET OB/XF VALUE 11,842											
Interior Floor	15	HARDTILE 80														TOTAL LAND VALUE - MARKET 250,000											
Interior Floor	14	CARPET 20	TOTAL MARKET VALUE 696,698																								
Air Condition	03	CENTRAL 100	SOH/AGL Deduction 152,014																								
Heating Type	04	AIR DUCTED 100	ASSESSED VALUE 544,684																								
Bedrooms	5	100	TOTAL EXEMPTION VALUE 0																								
Bathrooms	4	100	BASE TAXABLE VALUE 544,684																								
Frame	03	MASONRY 100	TOTAL JUST VALUE 696,698																								
Stories	2.	2. 100	NCON VALUE 0																								
Units	0	100	INCOME VALUE																								
Occupancy	00	NONE 100	PREVIOUS YEAR MKT VALUE 565,414																								
Quality			03	Quality Level 03																							
DOR CODE			0800 MULTI-FAMILY																								
MAP NUM			MKT AREA													01											
NEIGHBORHOOD/LOC			1041.0100																								
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																							
APT	840	100	840	98,299																							
HXB	2,128	100	2,128	249,023																							
HXG	1,360	55	748	87,533																							
TOTALS			4,328	3,716	434,856																						
EXTRA FEATURES			734 TARPON 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	0810	CONCRETE A	0	0	0	0	2,125.00	SF	6.50	6.50	100	1997	1997	3	75	10,359											
2	1241	WD DECK G	0	0	4	20	80.00	UT	11.50	11.50	100	1997	1997	3	26	239											
3	0810	CONCRETE A	0	0	4	6	24.00	SF	6.50	6.50	100	1997	1997	3	75	117											
4	1241	WD DECK G	0	0	7	20	140.00	UT	20.13	20.13	100	2004	2004	3	40	1,127											
TOTAL OB/XF																		11,842									
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	000800	C	MULTI-FAM	0	0006	R-2	50.00	100.00	50.00	FF		1.00	1.00	1.00	5,000.00	5,000.00	250,000										
REVIEW DATE 04/30/2018 BY DJX Total Acres: 0.00 Total Land Value: 250,000 Market: 0 Agricultural: 0 Common: 250,000 PRINTED 08/02/2023 BY SYS																											