

N 33.75' OF LOT 9
IN OR 1695/712
HUTCHINS SOUTH BEACH PB 4/70

PAXTON BUTCH
3136 CYPRESS MILL ROAD
BRUNSWICK, GA 31525

2023

00-00-31-1390-0009-0010



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	0320	11	2,506	158.9069	150.96	378,306	2000	2000	0	0	10.50	89.50	VALUATION BY STANDARD													
Roof Structur	08	IRREGULAR 100	1 TOWNHOUSE - 0% - 0													Heated Area: 1860 HX Base Yr												
Roof Cover	12	MODULAR MT 100																										
Interior Wall	05	DRYWALL 100																										
Interior Floo	11	CLAY TILE 80																										
Interior Floo	14	CARPET 20																										
Air Condition	03	CENTRAL 100																										
Heating Type	04	AIR DUCTED 100																										
Bedrooms		3 100																										
Bathrooms		3.5 100																										
Frame	02	WOOD FRAME 100																										
Stories	3.	3. 100																										
Units		0 100																										
Quality			04	Quality Level 04																								
DOR CODE			0100	SINGLE FAMILY																								
MAP NUM				MKT AREA											01													
NEIGHBORHOOD/LOC			1043.00																									
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																								
BAS	784	100	784	105,926																								
FEP	240	80	192	25,941																								
FGR	488	55	268	36,209																								
FOP	200	30	60	8,107																								
FST	28	55	15	2,026																								
FUS	56	100	56	7,566																								
FUS	1,020	100	1,020	137,811																								
UOP	207	20	41	5,539																								
UOP	240	20	48	6,485																								
UOP	112	20	22	2,972																								
TOTALS			3,375	2,506	338,584																							
EXTRA FEATURES					2982 1ST 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	0811	CONCRETE B	0	0	0	0	865.00	SF	5.20	5.20	100	2000	2000	3	80	3,598												
2	1242	WD DECK A	0	0	10	3	30.00	SF	10.00	10.00	100	2000	2000	3	20	60												
4	0855	CONC PAVER	0	0	0	0	243.00	SF	10.00	10.00	100	2007	2007	3	89	2,163												
5	0855	CONC PAVER	0	0	0	0	485.00	SF	10.00	10.00	100	2007	2007	3	89	4,317												
6	1126	CB/STC 8"	0	0	0	0	65.00	SF	8.00	8.00	100	2007	2007	3	89	463												
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	000100	C	SFR	0			33.00	120.00	33.00	FF		1.00	1.00	1.40	4,000.00	5,600.00	184,800											
REVIEW DATE 01/06/2023 BY TWA Total Acres: 0.00 Total Land Value: 184,800 Market: 0 Agricultural: 0 Common: 184,800 PRINTED 08/02/2023 BY SYS																												