

PT OF LOT 12
IN OR 1575/378
PRTY WALL & COMMON MAINTENANCE

JULIAO RICARDO
2976-A 1ST AV
FERNANDINA BEACH, FL 32034

2023

00-00-31-1390-0012-0030



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										
Exterior Wall	10	ABOVE AVG 100	0320	11	1,677	150.8760	143.33	240,364	1998	1998	0	0	0	11.50	88.50	VALUATION BY STANDARD									
Roof Structur	03	GABLE/HIP 100	1 TOWNHOUSE - 100% - 1999													Heated Area: 1331									
Roof Cover	03	COMP SHNGL 100														HX Base Yr 1999									
Interior Wall	05	DRYWALL 100																							
Interior Floo	14	CARPET 90																							
Interior Floo	11	CLAY TILE 10																							
Air Condition	03	CENTRAL 100																							
Heating Type	04	AIR DUCTED 100																							
Bedrooms		3 100																							
Bathrooms		2.5 100																							
Frame	02	WOOD FRAME 100																							
Stories	3.	3. 100																							
Units		0 100																							
Quality			04	Quality Level 04																					
DOR CODE			0100 SINGLE FAMILY																						
MAP NUM															01										
NEIGHBORHOOD/LOC			1043.00																						
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																					
BAS	65	100	65	8,245																					
FGR	590	55	324	41,099																					
FOP	20	30	6	761																					
FUS	633	100	633	80,294																					
FUS	633	100	633	80,294																					
UOP	42	20	8	1,015																					
UOP	42	20	8	1,015																					
TOTALS			2,025	1,677	212,722																				
EXTRA FEATURES			2976 1ST 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	0	0	490.00	SF	6.50	6.50	100	1998	1998	3	77	2,452									
2	0810	CONCRETE A	0	100	6	7	42.00	SF	6.50	6.50	100	1998	1998	3	77	210									
3	1242	WD DECK A	0	100	0	0	321.00	SF	13.00	13.00	100	2003	2003	3	22	918									
TOTAL OB/XF 3,580																									
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	000100	C	SFR	100			32.00	121.00	32.00	FF		1.00	1.00	1.50	4,000.00	6,000.00	192,000								
REVIEW DATE 05/30/2018 BY DJX Total Acres: 0.00 Total Land Value: 192,000 Market: 0 Agricultural: 0 Common: 192,000 PRINTED 08/02/2023 BY SYS																									

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1575/0378	7/03/2008	QC	U	I	06	100

GRANTOR: GREENLAND SHANNON
GRANTEE: JULIAO RICARDO
0860/1762 12/31/1998 WD Q I 127,000
GRANTOR: GERRITY JOSEPH JR
GRANTEE: JULIAO RICARDO & SH

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=1998] W15 S26 BAS=[YR=1998] S15 FOP=[YR=1998] S4 E5 N4 W5 \$ E5 N5 W1 N10 W4 \$ E4 S10 E1 S9 E10 N45 \$ PTR= E15 FUS=[YR=1998] E6 UOP=[YR=1998] N6 E7 S6 W7 \$ E9 S41 W2 S2 W9 N2 W4 N41 \$ W45 \$.