

LOT 5 (EX S-1)
IN OR 1291/539
INGRAM DUNES PB 5/217

SAUER MERLE
2797 W 4TH ST
FERNANDINA BEACH, FL 32034

2023

00-00-31-140G-0005-0000



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	PAGE 1 of 1 2																							
Exterior Wall	10	ABOVE AVG 100	0320	01	2,172	119.3640	113.40	246,305	2004	2004	0	0	8.50	91.50	VALUATION SUMMARY																							
Roof Structur	03	GABLE/HIP 100	1 TOWNHOUSE - 100% - 2020												Heated Area: 1890												HX Base Yr 2020											
Roof Cover	12	MODULAR MT 100																																				
Interior Wall	05	DRYWALL 100																																				
Interior Floo	12	HARDWOOD 80																																				
Interior Floo	14	CARPET 20																																				
Air Condition	03	CENTRAL 100																																				
Heating Type	04	AIR DUCTED 100																																				
Bedrooms		3 100																																				
Bathrooms		3 100																																				
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			1023.00																																			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																																		
BAL	380	15	57	5,915																																		
BAS	930	100	930	96,498																																		
FGR	380	55	209	21,686																																		
FOP	30	30	9	934																																		
FUS	960	100	960	99,611																																		
PTO	144	5	7	727																																		
TOTALS			2,824	2,172	225,369																																	
EXTRA FEATURES			2797 W 4TH ST, 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	1241	WD DECK G	0 100	12	16	192.00	UT	23.00	23.00	100	2004	2004	3	40	1,766																							
2	1241	WD DECK G	0 100	7	12	84.00	UT	17.25	17.25	100	2004	2004	3	40	580																							
3	0810	CONCRETE A	0 100	46	3	138.00	SF	6.50	6.50	100	2004	2004	3	86	771																							
4	0810	CONCRETE A	0 100	0	0	640.00	SF	6.50	6.50	100	2004	2004	3	86	3,578																							
5	0855	CONC PAVER	0 100	20	9	180.00	SF	10.00	10.00	100	2004	2004	3	86	1,548																							
6	0940	SHEDS/PORT	0 100	10	20	200.00	SF	30.00	30.00	100	2007	2007	3	35	2,100																							
TOTAL OB/XF			10,343																																			
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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	100	0006	R-2	35.00	142.00	1.00	UT		1.00	1.00	1.00	95,000.00	95,000.00	95,000																					
REVIEW DATE 06/08/2018 BY DJX Total Acres: 0.00 Total Land Value: 95,000 Market: 0 Agricultural: 0 Common: 95,000 PRINTED 08/02/2023 BY SYS																																						