

LOT 4
THE ISLANDS CLUB SUB 4/106

MCLANE JENNIFER
527 TARPON AVE
FERNANDINA BEACH, FL 32034

2023

00-00-31-142A-0004-0000



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	05	AVERAGE 100	0300	12	1,496	189.0060	160.66	240,347	1981	1995	0	0	0	13.25	86.75	VALUATION SUMMARY																									
Roof Structur	03	GABLE/HIP 100	1 SFR PATIO - 0% - 2023													Heated Area: 1364													HX Base Yr												
Roof Cover	03	COMP SHNGL 100																																							
Interior Wall	05	DRYWALL 100																																							
Interior Floo	14	CARPET 80																																							
Interior Floo	08	SHT VINYL 20																																							
Air Condition	03	CENTRAL 100																																							
Heating Type	04	AIR DUCTED 100																																							
Bedrooms	3	100																																							
Bathrooms	2	100																																							
Frame	02	WOOD FRAME 100																																							
Stories	1.	1. 100																																							
Units	0	100																																							
BUD8 Adjustme	02	DIST FB 100																																							
Quality			03	Quality Level 03																																					
DOR CODE			0100	SINGLE FAMILY																																					
MAP NUM				MKT AREA 01																																					
NEIGHBORHOOD/LOC			1025.00																																						
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																																					
BAS	1,364	100	1,364	190,104																																					
FGR	240	55	132	18,397																																					
TOTALS			1,604	1,496	208,501																																				
EXTRA FEATURES					527 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	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1981	1981	3	51.5	1,803																									
2	0810	CONCRETE A	0	0	0	0	638.00	SF	6.50	6.50	100	1981	1981	3	38	1,576																									
3	1126	CB/STC 8"	0	0	10	3	30.00	SF	8.00	8.00	100	1981	1981	3	38	91																									
4	0850	PEBBLE WLK	0	0	46	4	184.00	SF	3.50	3.50	100	1981	1981	3	38	245																									
5	0850	PEBBLE WLK	0	0	10	9	90.00	SF	3.50	3.50	100	1981	1981	3	38	120																									
6	1126	CB/STC 8"	0	0	27	5	135.00	SF	8.00	8.00	100	1981	1981	3	38	410																									
LAND DESCRIPTION			TOTAL OB/XF 4,245																																						
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	000165	C	SFR PATIO	0	0006	R-3	43.00	100.00	1.00	UT		1.00	1.00	1.00	250,000.00	250,000.00	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																																									