

LOT 8
IN OR 391/681 & PT OR 429/722
THE ISLANDS CLUB SUB PB 4/106

RUFFIN DAVID HARRIS
1372 MISSION SAN CARLOS DR
FERNANDINA BEACH, FL 32034

2023

00-00-31-142A-0008-0000



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	16	WD FR STUC 100	0300	12	1,816	185.3000	157.50	286,020	1981	2000	0	0	0	11.00	89.00	VALUATION BY STANDARD									
Roof Structur	03	GABLE/HIP 100	1 SFR PATIO - 0% - 0													Heated Area: 1630									
Roof Cover	03	COMP SHNGL 100	HX Base Yr																						
Interior Wall	05	DRYWALL 100	FEP 1993													FUS 1993									
Interior Floo	14	CARPET 80	BAS 1993													FGR 1993									
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	1.5	1.5 100																							
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	1,136	100	1,136	159,239																					
FEP	63	80	50	7,009																					
FGR	240	55	132	18,503																					
FOP	15	30	4	561																					
FUS	494	100	494	69,246																					
TOTALS			1,948		1,816	254,558																			
EXTRA FEATURES			535 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	631.00	SF	6.50	6.50	100	1981	1981	3	38	1,559									
2	1126	CB/STC 8"	0	0	10	3	30.00	SF	8.00	8.00	100	1981	1981	3	38	91									
3	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									
4	0850	PEBBLE WLK	0	0	50	4	200.00	SF	3.50	3.50	100	1981	1981	3	38	266									
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									
TOTAL OB/XF 4,249																									
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	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 01/18/2022 BY DJX Total Acres: 0.00 Total Land Value: 250,000 Market: 0 Agricultural: 0 Common: 250,000 PRINTED 08/02/2023 BY SYS																									