

MORRIS TIFFANY
2222 WILL HARDEE ROAD
FERNANDINA BEACH, FL 32034

00-00-31-143B-0014-0000



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																		
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1																		
ELEMENT	CD									TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND																
Exterior Wall	05	AVERAGE 80								0900	01	1,910	117.7176	139.79	266,999	1989	1989		0	0	15.70	84.30	VALUATION BY															
Exterior Wall	12	CEDAR 20								1 SNGL FAM - 100% - 2013														Heated Area: 1479														
Roof Structur	03	GABLE/HIP 100																						HX Base Yr 2013														
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																																				
Occupancy	00	NONE 100																																				
Quality		05	Quality Level 05																																			
DOR CODE		0100	SINGLE FAMILY																																			
MAP NUM			MKT AREA																						01													
NEIGHBORHOOD/LOC		1046.00																																				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																																		
BAS	1,479	100	1,479	174,289																																		
FEP	256	80	205	24,158																																		
FGR	400	55	220	25,926																																		
FOP	20	30	6	707																																		
TOTALS		2,155	1,910	225,080																																		
EXTRA FEATURES										2222 WILL HARDEE RD, FERNANDINA BEACH										BLD DATE																		
																				LGL DATE																		
																				LAND DATE																		
																				AG DATE																		
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	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1989	1989	3	68	2,380																							
2	0811	CONCRETE B	0 100	0	0	712.00	SF	5.20	5.20	100	1989	1989	3	59.5	2,203																							
3	0861	POOL GUNIT	0 100	24	13	312.00	SF	85.00	85.00	100	1991	1991	3	20	5,304																							
4	0845	KOOL DECK	0 100	0	0	415.00	SF	7.25	7.25	100	1991	1991	3	64	1,926																							
5	1242	WD DECK A	0 100	0	0	385.00	SF	10.00	10.00	100	2000	2000	3	20	770																							
6	0810	CONCRETE A	0 100	0	0	169.00	SF	6.50	6.50	100	1989	1989	3	59.5	654																							
LAND DESCRIPTION		TOTAL OB/XF																		13,237																		
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH 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			0.00	0.00	1.00	LT		1.00	1.00	1.00	130,000.00	130,000.00	130,000																					
REVIEW DATE 01/14/2021 BY TWA Total Acres: 0.00 Total Land Value: 130,000 Market: 0 Agricultural: 0 Common: 130,000 PRINTED 08/02/2023 BY SYS																																						