

LOT 9
MIRAMAR BEACH PB 2/61

JOHNSON TODD M & LORI L Y
6234 EAGLE RIDGE CT
BETTENDORF, IA 52722

2023

00-00-31-1460-0009-0000



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	17	CB STUCCO 70	0500	01	2,659	133.8048	190.67	506,992	1994	2009	0	0	0	6.50	93.50	VALUATION BY STANDARD														
Exterior Wall	23	REINF CONC 30	1 SFR CUST - 0% - 0													Heated Area: 2181 HX Base Yr														
Roof Structure	03	GABLE/HIP 100														Tax Group: 2 Tax Dist:														
Roof Cover	12	MODULAR MT 100														BUILDING MARKET VALUE 474,038														
Interior Wall	05	DRYWALL 100	TOTAL MARKET OB/XF VALUE 19,806																											
Interior Floor	11	CLAY TILE 60	TOTAL LAND VALUE - MARKET 1,125,000																											
Interior Floor	12	HARDWOOD 40	TOTAL MARKET VALUE 1,618,844																											
Air Condition	03	CENTRAL 100	SOH/AGL Deduction 66,554																											
Heating Type	04	AIR DUCTED 100	ASSESSED VALUE 1,552,290																											
Bedrooms	4	100	TOTAL EXEMPTION VALUE 0																											
Bathrooms	2.5	100	BASE TAXABLE VALUE 1,552,290																											
Frame	03	MASONRY 100	TOTAL JUST VALUE 1,618,844																											
Stories	2.	100	NCON VALUE 17,111																											
Units	0	100	INCOME VALUE																											
Occupancy	00	NONE 100	PREVIOUS YEAR MKT VALUE 1,619,288																											
Quality			06	Quality Level 06																										
DOR CODE			0100	SINGLE FAMILY																										
MAP NUM				MKT AREA		01																								
NEIGHBORHOOD/LOC			1051.00																											
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																										
BAS	765	100	765	136,382																										
FGR	483	55	266	47,421																										
FOP	24	30	7	1,248																										
FST	168	55	92	16,402																										
FUS	1,416	100	1,416	252,440																										
UOP	565	20	113	20,146																										
TOTALS			3,421		2,659	474,038																								
EXTRA FEATURES			1424 S FLETCHER 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													
2	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1994	1994	3	77	2,695														
3	0855	CONC PAVER	0	0	0	0	1,746.00	SF	10.00	10.00	100	2018	2018	3	98	17,111														
LAND DESCRIPTION																		TOTAL OB/XF 19,806												
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	000120	C	SFR OCN FT	0	0006	R-1	75.00	150.00	75.00	FF		1.00	1.00	1.00	15,000.00	15,000.00	1,125,000													
REVIEW DATE 09/21/2022 BY TW Total Acres: 0.00 Total Land Value: 1,125,000 Market: 0 Agricultural: 0 Common: 1,125,000 PRINTED 08/02/2023 BY SYS																														