

LOT 37
IN OR 1951/944
ESMT OR 1503/959

BELL NANCY E
PO BOX 17225
FERNANDINA BEACH, FL 32035

2023

00-00-31-1460-0037-0000



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	0500	01	3,552	119.1960	169.85	603,307	1995	1995	0	0	0	13.50	86.50	VALUATION BY STANDARD																						
Roof Structur	08	IRREGULAR	100	1 SFR CUST - 100% - 2016												Heated Area: 2838												HX Base Yr 2016											
Roof Cover	03	COMP SHNGL	100																																				
Interior Wall	05	DRYWALL	100																																				
Interior Floo	12	HARDWOOD	70																																				
Interior Floo	15	HARDTILE	30																																				
Air Condition	03	CENTRAL	100																																				
Heating Type	04	AIR DUCTED	100																																				
Bedrooms		4	100																																				
Bathrooms		4.5	100																																				
Frame	02	WOOD FRAME	100																																				
Stories	3.	3.	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				1051.00																																			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																																			
BAS	1,415	100	1,415	207,892																																			
BAS	488	100	488	71,697																																			
FGR	312	55	172	25,270																																			
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FOP	68	30	20	2,938																																			
FOP	236	30	71	10,431																																			
FUS	935	100	935	137,371																																			
UOP	36	20	7	1,028																																			
UOP	36	20	7	1,028																																			
UOP	160	20	32	4,701																																			
TOTALS	4,650		3,552	521,861																																			
EXTRA FEATURES				1880 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																						
1	0409	ELEVATOR R	0	100	0	0	1.00	UT	15,300.00	15,300.00	91	1995	1995	3	91	13,923																							
2	0855	CONC PAVER	0	100	0	0	1,935.00	SF	10.00	10.00	100	2012	2012	3	94	18,189																							
3	0416	DUNEWALKS	0	100	0	0	640.00	SF	15.00	15.00	100	1995	1995	3	20	1,920																							
** This building has 12 Sub-Areas																																							
BLD DATE																																							
XF DATE																																							
INC DATE																																							
LGL DATE																																							
LAND DATE																																							
AG DATE																																							
TOTAL OB/XF 34,032																																							
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	000120	C	SFR OCN FT	100	0006	R-3	75.00	200.00	75.00	FF		1.00	1.00	1.00	15,000.00	15,000.00	1,125,000																						
REVIEW DATE 12/03/2018 BY DJA Total Acres: 0.00 Total Land Value: 1,125,000 Market: 0 Agricultural: 0 Common: 1,125,000 PRINTED 08/02/2023 BY SYS																																							