

LOT 40
IN OR 2268/906
MIRAMAR BEACH PB 2/61

SINCLAIR JAMES S
306 WESTSIDE DRIVE
DOUGLAS, GA 31533

2023

00-00-31-1460-0040-0000



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																	
CONSTRUCTION										VALUATION SUMMARY																											
ELEMENT	CD		TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND																						
Exterior Wall	17	CB STUCCO 70	0500	01	4,099	129.6162	184.70	757,085	1963	1985		0		0	18.50	81.50	VALUATION BY																				
Exterior Wall	23	REINF CONC 30	1 SFR CUST - 0% - 0										Heated Area: 3638					HX Base Yr					STANDARD														
Roof Structur	08	IRREGULAR 100																Tax Group: 2										Tax Dist:									
Roof Cover	03	COMP SHNGL 100																BUILDING MARKET VALUE										617,024									
Interior Wall	04	PLYWOOD 70																TOTAL MARKET OB/XF VALUE										17,666									
Interior Wall	05	DRYWALL 30																TOTAL LAND VALUE - MARKET										1,125,000									
Interior Floo	14	CARPET 70																TOTAL MARKET VALUE										1,759,690									
Interior Floo	11	CLAY TILE 30																SOH/AGL Deduction										21,066									
Air Condition	03	CENTRAL 100																ASSESSED VALUE										1,738,624									
Heating Type	04	AIR DUCTED 100																TOTAL EXEMPTION VALUE										0									
Bedrooms	4	100																BASE TAXABLE VALUE										1,738,624									
Bathrooms	3.5	100																TOTAL JUST VALUE										1,759,690									
Frame	04	REIN CONC 100																NCON VALUE										0									
Stories	3.	100																INCOME VALUE																			
Units	0	100																PREVIOUS YEAR MKT VALUE										1,776,126									
BUD8 Adjustme	02	DIST FB 100																																			
Occupancy	00	NONE 100																																			
Quality	04	Quality Level 04																																			
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	1,206	100	1,206	181,540																																	
FOP	196	30	59	8,881																																	
FUS	1,226	100	1,226	184,550																																	
FUS	1,206	100	1,206	181,540																																	
UDG	600	55	330	49,675																																	
UOP	288	20	58	8,731																																	
UST	32	45	14	2,108																																	
TOTALS	4,754		4,099	617,024																																	
EXTRA FEATURES					1916 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	0810	CONCRETE A	0 0	24 10	240.00	SF	6.50	6.50	100	1983	1983	3	44	686																							
3	0810	CONCRETE A	0 0	0 0	2,682.00	SF	6.50	6.50	100	1985	1985	3	49.5	8,629																							
4	0810	CONCRETE A	0 0	0 0	800.00	SF	6.50	6.50	100	1994	1994	3	70	3,640																							
5	0416	DUNEWALKS	0 0	4 121	476.00	SF	18.00	18.00	100	2003	2003	3	22	1,885																							
6	1241	WD DECK G	0 0	0 0	771.00	UT	11.50	11.50	100	1998	1998	3	27	2,394																							
7	1242	WD DECK A	0 0	6 36	216.00	SF	10.00	10.00	100	1998	1998	3	20	432																							