

LOT 66
MIRAMAR BEACH PB 2/61

CARTER CYNTHIA R/JOHNOSN KIRK O
9060 STONE CREEK PL
DALLAS, TX 75243-6213

2023

00-00-31-1460-0066-0000



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	14	WD SHINGLE 60	2700	01	2,949	105.8440	126.22	372,223	1986	1990	0	0	0	16.00	84.00	VALUATION BY STANDARD									
Exterior Wall	16	WD FR STUC 40	1 DUPLEX - 0% - 0													Heated Area: 2634 HX Base Yr									
Roof Structure	03	GABLE/HIP 100														Tax Group: 2 Tax Dist:									
Roof Cover	03	COMP SHNGL 100														BUILDING MARKET VALUE 312,667									
Interior Wall	05	DRYWALL 100														TOTAL MARKET OB/XF VALUE 1,601									
Interior Floor	12	HARDWOOD 60														TOTAL LAND VALUE - MARKET 357,000									
Interior Floor	14	CARPET 40														TOTAL MARKET VALUE 671,268									
Air Condition	03	CENTRAL 100														SOH/AGL Deduction 117,163									
Heating Type	04	AIR DUCTED 100														ASSESSED VALUE 554,105									
Bedrooms	4	100														TOTAL EXEMPTION VALUE 0									
Bathrooms	3	100														BASE TAXABLE VALUE 554,105									
Frame	02	WOOD FRAME 100														TOTAL JUST VALUE 671,268									
Stories	2.	2. 100	NCON VALUE 0																						
Units	0	100	INCOME VALUE																						
BUD8 Adjustme	02	DIST FB 100	PREVIOUS YEAR MKT VALUE 627,171																						
Occupancy	00	NONE 100																							
Quality	03	Quality Level 03																							
DOR CODE	0800	MULTI-FAMILY																							
MAP NUM		MKT AREA	01																						
NEIGHBORHOOD/LOC	1057.00																								
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																					
APT	832	100	832	88,213																					
HXB	1,524	100	1,524	161,582																					
HXE	348	80	278	29,475																					
HXG	572	55	315	33,398																					
TOTALS	3,276		2,949	312,667																					
EXTRA FEATURES					1725 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	0810	CONCRETE A	0 0	10 14	140.00	SF	6.50	6.50	100	1986	1986	3	52	473											
2	1242	WD DECK A	0 0	8 26	208.00	SF	10.00	10.00	100	1986	1986	3	20	416											
3	1242	WD DECK A	0 0	17 4	68.00	SF	10.00	10.00	100	1986	1986	3	20	136											
4	0940	SHEDS/PORT	0 0	8 12	96.00	SF	30.00	30.00	100	1993	1993	3	20	576											
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	000800	C	MULTI-FAM	0	0006	R-1	70.00	125.00	70.00	FF		1.00	1.00	0.85	6,000.00	5,100.00	357,000								
REVIEW DATE 11/15/2018 BY DJX Total Acres: 0.00 Total Land Value: 357,000 Market: 0 Agricultural: 0 Common: 357,000 PRINTED 08/02/2023 BY SYS																									