

BLOCK 1 LOT 3
IN OR 1328/1476
OAK LAWN PARK 1 PB 2/52

FROHNAPPLE DAVID
1608 ASH ST
FERNANDINA BEACH, FL 32034

2023

00-00-31-150A-0001-0030



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	10	ABOVE AVG 100	0100	01	1,130	122.9600	110.97	125,396	1940	1995	0	0	0	13.00	87.00	VALUATION BY STANDARD									
Roof Structur	03	GABLE/HIP 100	1 SINGLE FAM - 100% - 2009													Heated Area: 1084									
Roof Cover	12	MODULAR MT 100														HX Base Yr 2009									
Interior Wall	03	PLASTER 100																							
Interior Floop	12	HARDWOOD 100																							
Air Condition	03	CENTRAL 100																							
Heating Type	04	AIR DUCTED 100																							
Bedrooms	2	100																							
Bathrooms	1	100																							
Frame	02	WOOD FRAME 100																							
Stories	1.	1. 100																							
Units	0	100																							
BUD8 Adjustme	02	DIST FB 100																							
Occupancy	00	NONE 100																							
Quality			03	Quality Level 03																					
DOR CODE			0100	SINGLE FAMILY																					
MAP NUM				MKT AREA												01									
NEIGHBORHOOD/LOC			1008.00																						
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																					
BAS	984	100	984	94,999																					
BAS	100	100	100	9,654																					
DCK	369	10	37	3,572																					
FOP	20	30	6	579																					
STR	12	10	1	97																					
UOP	12	20	2	193																					
TOTALS			1,497	1,130	109,095																				
EXTRA FEATURES			1608 ASH ST, 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	0510	GARAGE WD-	0	100	24	10			240.00	SF	35.00				35.00										
2	0500	FP-PRE FAB	0	100	0	0			1.00	UT	3,500.00				3,500.00										
3	0810	CONCRETE A	0	100	0	0			925.00	SF	6.50				6.50										
6	0940	SHEDS/PORT	0	100	8	8			64.00	SF	30.00				30.00										
7	0825	BRICK	0	100	0	0			675.00	SF	8.75				8.75										
TOTAL OB/XF 5,282																									
LAND DESCRIPTION			TOTAL OB/XF 5,282																						
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	000100	C	SFR	100	0006	R-1	69.00	150.00	68.25	FF		1.00	1.00	1.00	2,400.00	2,400.00	163,800								
REVIEW DATE 05/31/2017 BY DJX Total Acres: 0.00 Total Land Value: 163,800 Market: 0 Agricultural: 0 Common: 163,800 PRINTED 08/02/2023 BY SYS																									