

BORKOWSKI JOHN & KATHIE
301 SOUTH 17TH STREET
FERNANDINA BEACH, FL 32034

00-00-31-150B-0004-0110

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										2																												
ELEMENT		CD	CONSTRUCTION		TYPE										VALUATION SUMMARY										PAGE 1 of 1																																	
Exterior Wall		07	ASB SHNGLE 80		0100	01	947		124.5024		112.36		106,405		1952		2010		0		0		0		8.30		91.70		VALUATION BY					STANDARD																								
Exterior Wall		31	HARDIE BRD 20		1 SINGLE FAM - 100% - 2023										Heated Area: 869										HX Base Yr 2023										Tax Group: 2					Tax Dist:					97,573													
Roof Structur		03	GABLE/HIP 100																																BUILDING MARKET VALUE					12,579																		
Roof Cover		12	MODULAR MT 100																																TOTAL MARKET OB/XF VALUE					180,000																		
Interior Wall		05	DRYWALL 100																																TOTAL LAND VALUE - MARKET					290,152																		
Interior Floo		12	HARDWOOD 90																																TOTAL MARKET VALUE					0																		
Interior Floo		11	CLAY TILE 10																																SOH/AGL Deduction					290,152																		
Air Condition		03	CENTRAL 100																																ASSESSED VALUE					50,000																		
Heating Type		04	AIR DUCTED 100																																TOTAL EXEMPTION VALUE					HX HB					240,152													
Bedrooms		2	100																																BASE TAXABLE VALUE					290,152																		
Bathrooms		1	100																																TOTAL JUST VALUE					NCON VALUE					0													
Frame		02	WOOD FRAME 100																																INCOME VALUE					PREVIOUS YEAR MKT VALUE					210,322													
Stories		1.	1. 100																																																							
Units		0	100																																																							
BUD8 Adjustme		02	DIST FB 100																																																							
Occupancy		00	NONE 100																																																							
Quality		05	Quality Level 05																																																							
DOR CODE		0100	SINGLE FAMILY																																																							
MAP NUM					MKT AREA						01																																															
NEIGHBORHOOD/LOC		1011.00																																																								
AREA TYPE		TOTAL GROSS AREA		PCT OF BASE		TOT ADJ AREA		SUBAREA MARKET VALUE																																																		
BAS		720		100		720		74,184																																																		
BAS		149		100		149		15,352																																																		
FOP		16		30		5		515																																																		
FSP		104		40		42		4,327																																																		
STR		12		10		1		103																																																		
UOP		130		20		26		2,679																																																		
UST		8		45		4		412																																																		
TOTALS		1,139				947		97,573																																																		
EXTRA FEATURES		301 S 17TH 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		20 18		360.00		SF		35.00		35.00		100		1996		1996		3		25		3,150																														
2		0940		SHEDS/PORT		0 100		12 12		144.00		SF		30.00		30.00		100		1996		1996		3		20		864																														
3		0681		POLE SHED		0 100		12 8		96.00		SF		15.00		15.00		100		1996		1996		3		25		360																														
4		0810		CONCRETE A		0 100		0 0		1,448.00		SF		6.50		6.50		100		1996		1996		3		73		6,871																														
5		0681		POLE SHED		0 100		12 8		96.00		SF		15.00		15.00		100		1997		1997		3		26		374																														
6		0940		SHEDS/PORT		0 100		16 10		160.00		SF		30.00		30.00		100		1997		1997		3		20		960																														