

SMYTHE TRACY
502 S 15TH ST
FERNANDINA BEACH, FL 32034

00-00-31-150E-0006-0140

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY											
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1											
ELEMENT	CD									TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCI	NORM	% COND										
Exterior Wall	15	CONC BLOCK 90								0100	01	1,210	112.3600	101.40	122,694	1959	1995	0	0	13.45	86.55	VALUATION BY STANDARD									
Exterior Wall	10	ABOVE AVG 10								1 SINGLE FAM - 100% - 2006										Heated Area: 1097 HX Base Yr 2006											
RooF Structur	03	GABLE/HIP 100								BAS 1994 UST 1993 FCP 1994																					
Roof Cover	12	MODULAR MT 100																													
Interior Wall	05	DRYWALL 80																													
Interior Wall	04	PLYWOOD 20																													
Interior Floo	14	CARPET 80																													
Interior Floo	08	SHT VINYL 20																													
Air Condition	03	CENTRAL 100																													
Heating Type	04	AIR DUCTED 100																													
Bedrooms	03	3 100																													
Bathrooms	03	2 100																													
Frame	03	MASONRY 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	1011.00																														
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																											
BAS	993	100	993	87,147																											
BAS	104	100	104	9,128																											
FCP	220	25	55	4,827																											
FOP	68	30	20	1,755																											
UST	84	45	38	3,335																											
TOTALS	1,469		1,210	106,192																											
EXTRA FEATURES					502 S 15TH 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	0810	CONCRETE A	0 100	45	8	360.00	SF	6.50	6.50	100	1959	1959	3	20	468																
2	0810	CONCRETE A	0 100	45	12	540.00	SF	6.50	6.50	100	1980	1980	3	35	1,229																
3	0810	CONCRETE A	0 100	0	0	434.00	SF	6.50	6.50	100	1980	1980	3	35	987																
4	0940	SHEDS/PORT	0 100	8	9	72.00	SF	30.00	30.00	100	1980	1980	3	20	432																
5	0940	SHEDS/PORT	0 100	8	8	64.00	SF	30.00	30.00	100	1990	1990	3	20	384																
6	0940	SHEDS/PORT	0 100	10	10	100.00	SF	30.00	30.00	100	2000	2000	3	20	600																
TOTAL OB/XF 4,100																															
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	000100	C	SFR	100	0006	R-1	86.00	150.00	86.00	FF		1.00	1.00	0.80	2,000.00	1,600.00	137,600														