

BLOCK 1 LOT 4
IN OR 1775/50
OCEAN CITY NORTH PORTION R/P

WHITEKUS JULIAN A & DANA L
115 ROMNEY MARSH RD
LONGWOOD, FL 32779

2023

00-00-31-1520-0001-0040



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	0900	01	1,807	121.4000	144.16	260,497	1972	2000	0	0	10.50	89.50	VALUATION BY STANDARD													
Roof Structur	08	IRREGULAR 100	1 SNGL FAM - 0% - 0													Heated Area: 1392 HX Base Yr												
Roof Cover	03	COMP SHNGL 100															Tax Group: 2 Tax Dist:											
Interior Wall	05	DRYWALL 100															BUILDING MARKET VALUE 233,145											
Interior Floo	12	HARDWOOD 70															TOTAL MARKET OB/XF VALUE 13,301											
Interior Floo	11	CLAY TILE 30															TOTAL LAND VALUE - MARKET 390,150											
Air Condition	03	CENTRAL 100															TOTAL MARKET VALUE 636,596											
Heating Type	04	AIR DUCTED 100															SOH/AGL Deduction 61,537											
Bedrooms	3	100															ASSESSED VALUE 575,059											
Bathrooms	2	100															TOTAL EXEMPTION VALUE 0											
Frame	02	WOOD FRAME 100															BASE TAXABLE VALUE 575,059											
Stories	1.5	1.5 100															TOTAL JUST VALUE 636,596											
Units	0	100	NCON VALUE 0																									
BUD8 Adjustme	02	DIST FB 100	INCOME VALUE																									
Occupancy	00	NONE 100	PREVIOUS YEAR MKT VALUE 610,112																									
Quality			03	Quality Level 03																								
DOR CODE			0100 SINGLE FAMILY																									
MAP NUM			MKT AREA 01																									
NEIGHBORHOOD/LOC			1057.00																									
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																								
BAL	336	15	50	6,451																								
BAS	864	100	864	111,476																								
DCK	25	10	2	258																								
FOP	288	30	86	11,096																								
FST	80	55	44	5,677																								
FUS	528	100	528	68,124																								
STR	24	10	2	258																								
UGR	288	45	130	16,773																								
USP	336	30	101	13,031																								
TOTALS	2,769		1,807	233,145																								
EXTRA FEATURES					271 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	0500	FP-PRE FAB	0	0	0	1.00	UT	3,500.00	3,500.00	100	1972	1972	3	32	1,120													
2	0810	CONCRETE A	0	0	0	2,050.00	SF	6.50	6.50	100	1994	1994	3	70	9,328													
3	0940	SHEDS/PORT	0	0	12	144.00	SF	30.00	30.00	100	1994	1994	3	20	864													
4	0810	CONCRETE A	0	0	0	450.00	SF	6.50	6.50	100	1993	1993	3	68	1,989													
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	0	0006	R-3	75.00	134.00	75.00	FF		1.00	1.00	0.87	6,000.00	5,202.00	390,150											
REVIEW DATE 10/23/2018 BY DJX Total Acres: 0.00 Total Land Value: 390,150 Market: 0 Agricultural: 0 Common: 390,150 PRINTED 08/02/2023 BY SYS																												