

LOT 16
IN OR 1833/1534
OCEAN CAY PB 6/166

JONES STEVE C &/AFFONSO-JONES JUDY Y TRUSTEES
PO BOX 16903
FERNANDINA BEACH, FL 32035

2023

00-00-31-152C-0016-0000



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1									
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	STANDARD														
Exterior Wall	16	WD FR STUC 70	0900	01	2,617	125.1360	148.60	388,886	2001	2001	0	0	10.50	89.50															
Exterior Wall	23	REINF CONC 30	1 SNGL FAM - 100% - 2017													Heated Area: 2257													
Roof Structur	08	IRREGULAR 100														HX Base Yr 2017													
Roof Cover	03	COMP SHNGL 100																											
Interior Wall	05	DRYWALL 100																											
Interior Floo	12	HARDWOOD 70																											
Interior Floo	15	HARDTILE 30																											
Air Condition	03	CENTRAL 100																											
Heating Type	04	AIR DUCTED 100																											
Bedrooms		3 100																											
Bathrooms		2 100																											
Frame	02	WOOD FRAME 100																											
Stories	1.5	1.5 100																											
Units		0 100																											
Occupancy	00	NONE 100																											
Quality			05	Quality Level 05																									
DOR CODE			0100	SINGLE FAMILY																									
MAP NUM				MKT AREA			01																						
NEIGHBORHOOD/LOC			1081.00																										
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																									
BAS	1,906	100	1,906	253,493																									
FGR	464	55	255	33,914																									
FOP	30	30	9	1,197																									
FSP	239	40	96	12,768																									
FUS	351	100	351	46,682																									
TOTALS			2,990	2,617	348,053																								
EXTRA FEATURES			404 GEORGIA 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	100	0	0	1.00	UT	3,500.00	3,500.00	100	2001	2001	3	86	3,010													
2	1126	CB/STC 8"	0	100	8	4	32.00	SF	8.00	8.00	100	2001	2001	3	82	210													
3	0810	CONCRETE A	0	100	27	4	108.00	SF	6.50	6.50	100	2001	2001	3	82	576													
4	0810	CONCRETE A	0	100	31	16	496.00	SF	6.50	6.50	100	2001	2001	3	82	2,644													
5	0810	CONCRETE A	0	100	3	3	9.00	SF	6.50	6.50	100	2001	2001	3	82	48													
6	1242	WD DECK A	0	100	8	4	32.00	SF	10.50	10.50	100	2001	2001	3	20	67													
7	0961	H-SHUTTERS	0	100	0	0	7.00	UT	800.00	800.00	100	2003	2003	3	96	5,376													
TOTAL OB/XF 11,931																													
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	0003	PUD	0.00	0.00	1.00	LT		1.00	1.00	1.10	185,000.00	203,500.00	203,500												
REVIEW DATE 07/13/2018 BY DJX Total Acres: 0.00 Total Land Value: 203,500 Market: 0 Agricultural: 0 Common: 203,500 PRINTED 08/02/2023 BY SYS																													

Diagram showing building layout with dimensions and area calculations.

Labels: FSP 2001, BAS 2001, FGR 2001, FUS 2001.

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1833/1534	12/06/2012	QC	U	I	11	100

GRANTOR: JONES STEVE C & JUDY
GRANTEE: JONES STEVE C & JUD

1833/1510	12/06/2012	QC	U	I	11	100
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GRANTOR: JONES STEVE C & JUDY
GRANTEE: JONES STEVE C & JUD

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2001] W3 N2 W8 S2 W3 FSP=[YR=2001] W26 S10 U3 R3 E4 R3 D3 E16 N10 \$ S10 W16 U3 L3 W4 D3 L3 S35 FGR=[YR=2001] S25 E20 N14 FOP=[YR=2001] E6 N5 W6 S5 \$ N7 W9 N4 W11 \$ E11 S4 E9 S2 E6 S10 R3 D3 E8 R3 U3 N61 \$ PTR=S45 E10 FUS=[YR=2001] E9 S4 E6 S21 W15 N25 \$N45W10\$.