

BLK 8 LOTS 5,7 & 9
OLD TOWN S/D UNR

BYNUM MARY ALICE
PO BOX 423
HIGHLANDS, NC 28741

2023

00-00-31-1580-0008-0050



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 90	0500	01	1,998	124.6462	177.62	354,885	1910	1990	0	0	0 15.10	84.90	VALUATION BY STANDARD																				
Exterior Wall	14	WD SHINGLE 10	1 SFR CUST - 0% - 0												Heated Area: 1899 HX Base Yr																				
Roof Structure	08	IRREGULAR 100														VALUATION SUMMARY																			
Roof Cover	12	MODULAR MT 100														VALUATION BY										STANDARD									
Interior Wall	05	DRYWALL 50														Tax Group: 2										Tax Dist:									
Interior Wall	08	DECORATIVE 50														BUILDING MARKET VALUE										301,297									
Interior Floor	12	HARDWOOD 60														TOTAL MARKET OB/XF VALUE										4,601									
Interior Floor	14	CARPET 40														TOTAL LAND VALUE - MARKET										489,300									
Air Condition	03	CENTRAL 100														TOTAL MARKET VALUE										795,198									
Heating Type	04	AIR DUCTED 100														SOH/AGL Deduction										151,801									
Bedrooms	3	100														ASSESSED VALUE										643,397									
Bathrooms	1	100														TOTAL EXEMPTION VALUE										0									
Frame	02	WOOD FRAME 100	BASE TAXABLE VALUE										643,397																						
Stories	2.	2. 100	TOTAL JUST VALUE										795,198																						
Units	0	100	NCON VALUE										0																						
BUD8 Adjustme	02	DIST FB 100	INCOME VALUE																																
Occupancy	00	NONE 100	PREVIOUS YEAR MKT VALUE										649,024																						
Quality	06	Quality Level 06																																	
DOR CODE	0100	SINGLE FAMILY																																	
MAP NUM	MKT AREA		01																																
NEIGHBORHOOD/LOC	1003.00																																		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																															
BAS	820	100	820	123,655																															
BAS	20	100	20	3,016																															
BAS	110	100	110	16,588																															
BAS	156	100	156	23,525																															
FOP	65	30	20	3,016																															
FOP	264	30	79	11,913																															
FUS	793	100	793	119,584																															
TOTALS	2,228		1,998	301,297																															
EXTRA FEATURES					910 SAN FERNANDO 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	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	1910	1910	3	20	400																			
2	1243	WD DECK F	0	0	13	13	169.00	SF	4.00	4.00	100	1993	1993	3	20	135																			
3	1242	WD DECK A	0	0	0	0	706.00	SF	5.00	5.00	100	1994	1994	3	20	706																			
4	1242	WD DECK A	0	0	5	8	40.00	SF	5.00	5.00	100	1993	1993	3	20	40																			
6	0835	QUARY TILE	0	0	12	14	168.00	SF	10.00	10.00	100	1995	1995	3	72	1,210																			
7	0825	BRICK	0	0	6	7	42.00	SF	12.50	12.50	100	1993	1993	3	90	473																			
8	0825	BRICK	0	0	6	7	42.00	SF	12.50	12.50	100	1993	1993	3	90	473																			
9	0825	BRICK	0	0	0	0	207.00	SF	6.25	6.25	100	1993	1993	3	90	1,164																			
TOTAL OB/XF 4,601																																			
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																		
1	000100	C	SFR	0	0010		139.00	93.00	139.80	FF		1.00	1.00	1.00	3,500.00	3,500.00	489,300																		
REVIEW DATE 12/26/2022 BY TWA Total Acres: 0.00 Total Land Value: 489,300 Market: 0 Agricultural: 0 Common: 489,300 PRINTED 08/02/2023 BY SYS																																			