

BLK 8 LOTS 8 & 6
OLD TOWN S/D UNR

BROWN FAMILY REV TRUST AGREEMENT/BROWN MARGARET AN
913 WHITE ST
FERNANDINA BEACH, FL 32034

2023

00-00-31-1580-0008-0080



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	PD	NORM	% COND	PAGE 1 of 2																									
Exterior Wall	31	HARDIE BRD 100	0900	01	1,444	113.9840	135.36	195,460	1920	2007	0	0	150	7.00	150.00	VALUATION BY STANDARD																									
Roof Structur	03	GABLE/HIP 100	1 SNGL FAM - 0% - 2023													Heated Area: 1232													HX Base Yr												
Roof Cover	12	MODULAR MT 100														FUS 2018													PTO 1999												
Interior Wall	05	DRYWALL 80														FUS 1999													FUS 1999												
Interior Wall	02	WALL BD/WD 20														FUS 1999													FUS 1999												
Interior Floo	12	HARDWOOD 100														FUS 1999													FUS 1999												
Air Condition	03	CENTRAL 100														FUS 1999													FUS 1999												
Heating Type	04	AIR DUCTED 100														FUS 1999													FUS 1999												
Bedrooms	2	100														FUS 1999													FUS 1999												
Bathrooms	1	100														FUS 1999													FUS 1999												
Frame	02	WOOD FRAME 100														FUS 1999													FUS 1999												
Stories	2.	100														FUS 1999													FUS 1999												
Units	0	100	FUS 1999													FUS 1999																									
Occupancy	00	NONE 100	FUS 1999													FUS 1999																									
Quality			03	Quality Level 03													FUS 1999																								
DOR CODE			0100	SINGLE FAMILY													FUS 1999																								
MAP NUM			MKT AREA													01																									
NEIGHBORHOOD/LOC			1003.00													FUS 1999																									
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE	FUS 1999													FUS 1999																							
BAS	600	100	600	121,824	FUS 1999													FUS 1999																							
FOP	143	30	43	8,730	FUS 1999													FUS 1999																							
FOP	503	30	151	30,659	FUS 1999													FUS 1999																							
FUS	600	100	600	121,824	FUS 1999													FUS 1999																							
FUS	32	100	32	6,498	FUS 1999													FUS 1999																							
PTO	48	5	2	407	FUS 1999													FUS 1999																							
UOP	80	20	16	3,249	FUS 1999													FUS 1999																							
TOTALS			2,006	1,444	293,190	FUS 1999													FUS 1999																						
EXTRA FEATURES			913 WHITE ST, FERNANDINA BEACH													FUS 1999																									
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	FUS 1999																							
2	0940	SHEDS/PORT	0	0	15	12	180.00	SF	30.00	30.00	100	1980	1980	3	20	1,080		FUS 1999																							
3	0825	BRICK	0	0	0	0	390.00	SF	8.75	8.75	100	1960	1960	3	39.8	1,358		FUS 1999																							
4	1243	WD DECK F	0	0	18	3	54.00	SF	8.00	8.00	100	1999	1999	3	20	86		FUS 1999																							
LAND DESCRIPTION																		TOTAL OB/XF 2,524																							
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	0010	OT-1	47.00	93.00	46.60	FF		1.00	1.00	1.20	3,500.00	4,200.00	195,720																								
2	000100	C	SFR	0	0010	OT-1	47.00	93.00	46.60	FF		1.00	1.00	1.20	3,500.00	4,200.00	195,720																								
REVIEW DATE 12/26/2022 BY TWA Total Acres: 0.00 Total Land Value: 391,440 Market: 0 Agricultural: 0 Common: 391,440 PRINTED 08/02/2023 BY SYS																																									

