

BLOCK 16 LOT 7
IN OR 2142/450
OLD TOWN

POLK JOANNE D CARROLL
1110 WHITE STREET
FERNANDINA BEACH, FL 32034

2023

00-00-31-1580-0016-0070



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	0500	01	2,029	104.9580	149.57	303,478	2004	2008	0	0	6.50	93.50	VALUATION BY STANDARD																										
Roof Structur	03	GABLE/HIP 100	1 SFR CUST - 67.57% - 2019													Heated Area: 1659													HX Base Yr 2019												
Roof Cover	12	MODULAR MT 100																																							
Interior Wall	05	DRYWALL 100																																							
Interior Floop	12	HARDWOOD 100																																							
Air Condition	03	CENTRAL 100																																							
Heating Type	04	AIR DUCTED 100																																							
Bedrooms	3	100																																							
Bathrooms	3.5	100																																							
Frame	02	WOOD FRAME 100																																							
Stories	2.5	2.5 100																																							
Units	0	100																																							
Occupancy	00	NONE 100																																							
Quality			01	Quality Level 01																																					
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																																					
APT	154	100	154	21,537																																					
APT	484	100	484	67,687																																					
FOP	66	30	20	2,797																																					
HXB	500	100	500	69,924																																					
HXB	521	100	521	72,861																																					
HXG	484	55	266	37,200																																					
HXP	120	30	36	5,035																																					
HXP	160	30	48	6,712																																					
TOTALS			2,489	2,029	283,752																																				
EXTRA FEATURES					1110 WHITE 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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2004	2004	3	89	3,115																									
2	0810	CONCRETE A	0	100	40	6	240.00	SF	6.50	6.50	100	2004	2004	3	86	1,342																									
3	0810	CONCRETE A	0	100	4	8	32.00	SF	6.50	6.50	100	2004	2004	3	86	179																									
4	0851	PATIO STON	0	100	7	7	49.00	SF	1.50	1.50	100	2004	2004	3	86	63																									
5	1242	WD DECK A	0	100	3	7	21.00	SF	10.00	10.00	100	2004	2004	3	24	50																									
6	1242	WD DECK A	0	100	2	7	14.00	SF	10.00	10.00	100	2004	2004	3	24	34																									
7	1242	WD DECK A	0	100	2	8	16.00	SF	10.00	10.00	100	2004	2004	3	24	38																									
8	1241	WD DECK G	0	100	14	4	56.00	UT	11.50	11.50	100	2004	2004	3	40	258																									
9	1242	WD DECK A	0	100	20	3	60.00	SF	10.00	10.00	100	2005	2005	3	27	162																									
10	1242	WD DECK A	0	100	15	3	45.00	SF	10.00	10.00	100	2005	2005	3	27	122																									
LAND DESCRIPTION					TOTAL OB/XF 5,363																																				
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	0010		47.00	93.00	46.60	FF		1.00	1.00	1.00	3,500.00	3,500.00	163,100																								
REVIEW DATE 12/26/2022 BY TWA Total Acres: 0.00 Total Land Value: 163,100 Market: 0 Agricultural: 0 Common: 163,100 PRINTED 08/02/2023 BY SYS																																									