

BLK 17 LOTS 3,4,5,6,7,8 &
S1/2 OF LOTS 11 & 12
OR 1103/937 & OR 1115/1778 &

KAVANAUGH W HARDEE JR & MELINDA A
715 SAN FERNANDO ST
FERNANDINA BEACH, FL 32034

2023

00-00-31-1580-0017-0030



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	3,559	104.8950	124.56	443,309	1900	2005	0	0	0	8.00	92.00	VALUATION BY STANDARD														
Roof Structur	03	GABLE/HIP 100	1 SNGL FAM - 100% - 2003														Heated Area: 2764													
Roof Cover	12	MODULAR MT 100															HX Base Yr 2003													
Interior Wall	05	DRYWALL 100																												
Interior Floo	12	HARDWOOD 100																												
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			04	Quality Level 04																										
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																										
BAL	50	15	8	916																										
BAS	1,100	100	1,100	126,055																										
BAS	564	100	564	64,632																										
FGR	480	55	264	30,253																										
FOP	210	30	63	7,219																										
FOP	256	30	77	8,824																										
FOP	60	30	18	2,063																										
FST	480	55	264	30,253																										
FUS	1,100	100	1,100	126,055																										
STR	20	10	2	229																										
TOTALS	4,842		3,559	407,844																										
EXTRA FEATURES					715 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															
3	0825	BRICK	0100	0 0	1,155.00	SF	8.75	8.75	100	1950	1950	3	20	2,021																
6	0825	BRICK	0100	12 7	84.00	SF	12.50	12.50	100	2004	2004	3	96	1,008																
LAND DESCRIPTION																	TOTAL OB/XF 3,029													
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	000130	C	SFR WATER	100	0010	OT-1	93.00	186.00	93.20	FF		1.00	1.00	0.75	3,500.00	2,625.00	244,650													
2	000000	C	VAC RES	100	0010	OT-1	47.00	93.00	46.60	FF		1.00	1.00	0.75	3,500.00	2,625.00	122,325													
REVIEW DATE 07/20/2023 BY TW Total Acres: 0.00 Total Land Value: 366,975 Market: 0 Agricultural: 0 Common: 366,975 PRINTED 08/02/2023 BY SYS																														