

SALA ROBERT D & LISA ANN
1130 WHITE STREET
FERNANDINA BEACH, FL 32034

00-00-31-1580-0023-0020



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	VALUATION SUMMARY																																										
Exterior Wall		10	ABOVE AVG 100		0500	11	2,700	146.0602	208.14	561,978	2019	2019	0	0	0	1.00	99.00	VALUATION BY		STANDARD																																							
Roof Structur		03	GABLE/HIP 100		1 SFR CUST - 100% - 2020										Heated Area: 2323										HX Base Yr 2020																																		
Roof Cover		03	COMP SHNGL 100												BUILDING MARKET VALUE										610,701																																		
Interior Wall		05	DRYWALL 100												TOTAL MARKET OB/XF VALUE										36,716																																		
Interior Floo		11	CLAY TILE 60												TOTAL LAND VALUE - MARKET										326,200																																		
Interior Floo		12	HARDWOOD 40												TOTAL MARKET VALUE										973,617																																		
Air Condition		03	CENTRAL 100												SOH/AGL Deduction										227,779																																		
Heating Type		04	AIR DUCTED 100												ASSESSED VALUE										745,838																																		
Bedrooms			3 100												TOTAL EXEMPTION VALUE										HX HB 50,000																																		
Bathrooms			3 100												BASE TAXABLE VALUE										695,838																																		
Frame		02	WOOD FRAME 100												TOTAL JUST VALUE										973,617																																		
Stories		2.	2. 100												INCOME VALUE										0																																		
Units			0 100		PREVIOUS YEAR MKT VALUE										865,218																																												
Quality		03	Quality Level 03																																																								
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			1,520	100	1,520	313,209																																																					
FOP			264	30	79	16,279																																																					
FOP			562	30	169	34,824																																																					
FSP			288	40	115	23,697																																																					
FUS			803	100	803	165,465																																																					
STP			8	10	1	206																																																					
STP			8	10	1	206																																																					
STP			12	10	1	206																																																					
STR			48	10	5	1,031																																																					
UOP			32	20	6	1,237																																																					
TOTALS			3,545		2,700	556,358																																																					
EXTRA FEATURES										1130 WHITE ST, FERNANDINA BEACH										BLD DATE																				LGL DATE																			
																				XF DATE																				LAND DATE																			
																				INC DATE																				AG DATE																			
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		0861		POOL GUNIT		0 100		0 0		270.00		SF		85.00		85.00		100		2021		2021		3		98		22,491																															
2		0855		CONC PAVER		0 100		0 0		1,138.00		SF		12.50		12.50		100		2021		2021		3		100		14,225																															

BLK 23 LOTS 2 3 9 & 10
IN OR 2139/1316
OLD TOWN S/D UNR

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FERNANDINA BEACH, FL 32034

2023

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BUILDING CHARACTERISTICS				
ELEMENT	CD	CONSTRUCTION		
Exterior Wall	17	CB STUCCO 90		
Exterior Wall	31	HARDIE BRD 10		
Roof Structure	03	GABLE/HIP 100		
Roof Cover	03	COMP SHNGL 100		
Interior Wall	05	DRYWALL 100		
Interior Floor	13	LVT/LAMNT 100		
Air Condition	03	CENTRAL 100		
Heating Type	04	AIR DUCTED 100		
Bedrooms		0 100		
Bathrooms		1 100		
Frame	03	MASONRY 100		
Stories	2.	2. 100		
Units		0 100		
Occupancy	00	NONE 100		
Quality	03	Quality Level 03		
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	144	15	22	1,313
BAS	516	100	516	30,780
FCP	300	25	75	4,474
FGR	500	55	275	16,405
PTO	18	5	1	60
PTO	320	5	16	954
STR	64	10	6	358
TOTALS	1,862		911	54,343

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0150	01	911	121.0680	60.53	55,143	2019	2019	0	0	0	1.45 98.55

2

ACCESORY U - 100% - 2020

Heated Area: 516

HX Base Yr 2020

10

3

3

15

20

10

32

32

25

12

25

12

PTO
2019

FGR
2019

FCP
2019

PTO
2019

10

4

14

20

25

20

16

6

4

6

8

2

8

2

9

BAL
2019

STR
2019

BAS
2019

BLD DATE

YE DATE

LGL DATE

LAND DATE