

ROACH JAMES DANIEL & JOANNE H
1531 DADE ST
FERNANDINA BEACH, FL 32034

00-00-31-1600-0006-0020

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		0100	01	2,231	110.7400		99.94	222,966	1983	1995	0	0	13.00	87.00	VALUATION BY		STANDARD														
Roof Structure		03	GABLE/HIP 100		1 SINGLE FAM - 100% - 1986										Heated Area: 1944										HX Base Yr 1986									
Roof Cover		03	COMP SHNGL 100																															
Interior Wall		05	DRYWALL 100																															
Interior Floor		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.	1. 100																															
Units			0 100																															
BUD8 Adjustme		02	DIST FB 100																															
Occupancy		00	NONE 100																															
Quality		03	Quality Level 03																															
DOR CODE		0100	SINGLE FAMILY																															
MAP NUM			MKT AREA		01																													
NEIGHBORHOOD/LOC		1007.00																																
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																														
BAS	1,560	100	1,560	135,638																														
BAS	120	100	120	10,434																														
BAS	264	100	264	22,954																														
FGR	484	55	266	23,128																														
FOP	18	30	5	435																														
FOP	48	30	14	1,217																														
STP	21	10	2	174																														
TOTALS		2,515	2,231	193,980																														
EXTRA FEATURES					1531 DADE 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	0810	CONCRETE A	0 100	0	0	1,400.00	SF	6.50	6.50	100	1983	1983	3	44	4,004																			
2	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1983	1983	3	56	1,960																			
3	0510	GARAGE WD-	0 100	20	20	400.00	SF	35.00	35.00	100	1990	1990	3	20	2,800																			
4	1242	WD DECK A	0 100	32	5	160.00	SF	10.00	10.00	100	1983	1983	3	20	320																			
5	1076	TRELLIS A	0 100	5	22	110.00	SF	7.50	7.50	100	1983	1983	3	20	165																			
6	1242	WD DECK A	0 100	0	0	142.00	SF	12.50	12.50	100	1983	1983	3	20	355																			
7	1242	WD DECK A	0 100	0	0	125.00	SF	10.00	10.00	100	2004	2004	3	24	300																			
LAND DESCRIPTION																																		
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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	0006	R-1	0.00	0.00	1.00	LT		1.00	1.00	1.25	225,000.00	281,250.00	281,250																	
2	000100	C	SFR	100	0003	R-1	0.00	0.00	1.00	LT		1.00	1.00	0.75	225,000.00	168,750.00	168,750																	
REVIEW DATE 09/27/2018 BY DJX Total Acres: 0.00 Total Land Value: 450,000 Market: 0 Agricultural: 0 Common: 450,000 PRINTED 08/02/2023 BY SYS																																		