

PT OF OUT LOT 12
OR 2634/1434
AKA BLOCK 3 LOT 8

FERRAZZA MARY JO/RODIER GREGG H
4244 HAMPTON LANE
NAPLES, FL 34119

2023

00-00-31-1600-0012-0030



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 50
Exterior Wall	15	CONC BLOCK 50
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 80
Interior Floor	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	2	5 100
Frame	02	WOOD FRAME 100
Stories	2	2. 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	528	100	528	39,720
FGR	528	55	290	21,816
FOP	24	30	7	526
FUS	1,100	100	1,100	82,749
TOTALS	2,180		1,925	144,811

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	1242	WD DECK A	0	0	0	0	256.00	SF	10.00	10.00	
2	0810	CONCRETE A	0	0	0	0	1,056.00	SF	6.50	6.50	
3	0810	CONCRETE A	0	0	38	3	114.00	SF	6.50	6.50	
4	0811	CONCRETE B	0	0	0	0	819.00	SF	5.20	5.20	
5	0940	SHEDS/PORT	0	0	20	10	200.00	SF	30.00	30.00	
6	1242	WD DECK A	0	0	10	10	100.00	SF	13.50	13.50	
7	1242	WD DECK A	0	0	0	0	262.00	SF	10.00	10.00	
8	1126	CB/STC 8"	0	0	0	0	82.00	SF	8.00	8.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000100	C	SFR	0	0006	R-1	70.00	200.00	1.00	LT	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,925	103.3900	93.31	179,622	1975	1980	0	0	19.38	80.62
1 SINGLE FAM - 0% - 2023 Heated Area: 1628 HX Base Yr											
828 N 15TH ST, FERNANDINA BEACH											

TOTAL OB/XF 7,165											
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1	1242	WD DECK A	0	0	0	0	256.00	SF	10.00	10.00	
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NASSAU COUNTY PROPERTY					PAGE 1 of 1		2
VALUATION SUMMARY							
VALUATION BY				STANDARD			
Tax Group: 2				Tax Dist:			
BUILDING MARKET VALUE				144,811			
TOTAL MARKET OB/XF VALUE				7,165			
TOTAL LAND VALUE - MARKET				225,000			
TOTAL MARKET VALUE				376,976			
SOH/AGL Deduction				0			
ASSESSED VALUE				376,976			
TOTAL EXEMPTION VALUE				0			
BASE TAXABLE VALUE				376,976			
TOTAL JUST VALUE				376,976			
NCON VALUE				151,976			
INCOME VALUE							
PREVIOUS YEAR MKT VALUE				325,070			