

PT OF OUTLOT 12 S-4
AKA BLK 3 LOT 6
IN OR 2284/109

CURRY BRIAN S & KENDALL L
824 N 15TH ST
FERNANDINA BEACH, FL 32034

2023

00-00-31-1600-0012-0040



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	05	AVERAGE 100	0100	01	2,035	113.0920	102.07	207,712	1979	1980	0	0	0	17.75	82.25	VALUATION SUMMARY																									
Roof Structur	03	GABLE/HIP 100	1 SINGLE FAM - 100% - 2020													Heated Area: 1826													HX Base Yr 2020												
Roof Cover	03	COMP SHNGL 100																																							
Interior Wall	05	DRYWALL 100																																							
Interior Floo	11	CLAY TILE 80																																							
Interior Floo	14	CARPET 20																																							
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	1,280	100	1,280	107,460																																					
BAS	168	100	168	14,104																																					
BAS	378	100	378	31,734																																					
FOP	20	30	6	503																																					
FSP	336	40	134	11,249																																					
FST	126	55	69	5,793																																					
TOTALS			2,308	2,035	170,843																																				
EXTRA FEATURES																										824 N 15TH 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	0811	CONCRETE B	0	100	0	0	792.00	UT	5.20	5.20	100	1980	1980	3	35	1,441																									
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1980	1980	3	49	1,715																									
3	0845	KOOL DECK	0	100	0	0	376.00	SF	7.25	7.25	100	1987	1987	3	54.5	1,486																									
4	0810	CONCRETE A	0	100	28	3	84.00	SF	6.50	6.50	100	1987	1987	3	54.5	298																									
5	0866	POOL FIBER	0	100	30	15	450.00	SF	72.00	72.00	100	1987	1987	3	20	6,480																									
6	1242	WD DECK A	0	100	21	16	336.00	SF	10.00	10.00	100	1987	1987	3	20	672																									
7	0940	SHEDS/PORT	0	100	10	7	70.00	SF	30.00	30.00	100	2010	2010	3	50	1,050																									
TOTAL OB/XF 13,142																																									
LAND DESCRIPTION																																									
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	0006	R-1	70.00	130.00	1.00	LT		1.00	1.00	1.00	225,000.00	225,000.00	225,000																								
REVIEW DATE 05/23/2018 BY DJX Total Acres: 0.00 Total Land Value: 225,000 Market: 0 Agricultural: 0 Common: 225,000 PRINTED 08/02/2023 BY SYS																																									