

3784 LLC
1739 NORTHWEST 80TH AVENUE C
MARGATE, FL 33063

00-00-31-1600-0162-0010

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY												
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 2												
ELEMENT	CD									TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND										
Exterior Wall	05	AVERAGE 100								7404	04	7,092	100.9800	169.90	1,204,931	1997	1997		0		0	33.00	67.00	VALUATION BY								
Roof Structure	04	WOOD TRUSS 100								1 NURS HOME - 0% - 2023														Heated Area: 6952								
Roof Cover	03	COMP SHNGL 100																						HX Base Yr								
Interior Wall	05	DRYWALL 100																						Tax Group: 2								
Interior Floor	14	CARPET 80																						Tax Dist:								
Interior Floor	15	HARDTILE 20																						BUILDING MARKET VALUE								
Ceiling	02	F.NOT SUS 100																						TOTAL MARKET OB/XF VALUE								
Air Condition	03	CENTRAL 100																						TOTAL LAND VALUE - MARKET								
Heating Type	04	AIR DUCTED 100																						TOTAL MARKET VALUE								
Fixtures	53	100																						SOH/AGL Deduction								
Frame	02	WOOD FRAME 100																						ASSESSED VALUE								
Story Height		8 100																						TOTAL EXEMPTION VALUE								
RMS		24 100																						BASE TAXABLE VALUE								
Stories	1.	1. 100																						TOTAL JUST VALUE								
Units		0 100																						NCON VALUE								
Occupancy	00	NONE 100																						INCOME VALUE								
Quality		04	Quality Level 04																						PREVIOUS YEAR MKT VALUE							
DOR CODE		0600	RETIREMENT HOMES																													
MAP NUM			MKT AREA				01																									
NEIGHBORHOOD/LOC		1010.00																														
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA		SUBAREA MARKET VALUE																											
BAS	6,677	100	6,677		760,063																											
FEP	344	80	275		31,304																											
FOP	56	30	17		1,935																											
FOP	56	30	17		1,935																											
FOP	312	30	94		10,701																											
FST	24	50	12		1,366																											
TOTALS		7,469		7,092		807,304																										
EXTRA FEATURES										1550 NECTARINE ST, FERNANDINA BEACH																						
BLD DATE		06/14/2016										KK		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	0812	CONCRETE C	0	0	0	6,975.00	SF	4.00	4.00	100	1997	1997	3	75	20,925																	
2	0400	CONC CURB	0	0	0	708.00	LF	15.00	15.00	100	1997	1997	3	81	8,602																	
3	0402	CONC BUMPE	0	0	0	9.00	UT	25.00	25.00	100	1997	1997	3	81	182																	
4	0966	FIRE SPRNK	0	0	0	6,677.00	SF	3.00	3.00	100	1997	1997	3	75	15,023																	
5	0966	FIRE SPRNK	0	0	0	6,677.00	SF	3.00	3.00	100	1997	1997	3	75	15,023																	
6	0462	ST/AL FNC	0	0	0	343.00	SF	10.00	10.00	100	1997	1997	3	26	892																	
7	0422	CL FNC 4'	0	0	0	756.00	LF	17.25	17.25	100	1997	1997	3	45	5,868																	
8	1123	CB 8"	0	0	6	60.00	SF	6.15	6.15	100	1997	1997	3	75	277																	
9	1123	CB 8"	0	0	6	60.00	SF	6.15	6.15	100	1997	1997	3	75	277																	
10	1123	CB 8"	0	0	6	72.00	SF	6.15	6.15	100	1997	1997	3	75	332																	
LAND DESCRIPTION										TOTAL OB/XF										67,401												
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	000600	C	RETIREMENT	0	0003	MU-1	0.00	0.00	123,275.00	SF		1.00	1.00	1.00	5.00	5.00	616,375															

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