

LOT 10
IN OR 1976/665
PHOENIX WALK PB 5/55

GANDENBERGER MARILYN L/E/
19 ZACHARY CT
FERNANDINA BEACH, FL 32034

2023

00-00-31-1635-0010-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	07	CORK/VTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100

Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA
		01
NEIGHBORHOOD/LOC	1074.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,633	100	1,633	177,550
FDS	60	75	45	4,892
FST	182	55	100	10,873
UOP	360	20	72	7,829
TOTALS	2,235		1,850	201,144

EXTRA FEATURES												
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1984
2	0801	ASPHALT A	0	100	18	18	324.00	SF	3.00	3.00	100	1984
3	0810	CONCRETE A	0	100	0	0	9.00	SF	6.50	6.50	100	1984
4	0855	CONC PAVER	0	100	0	0	219.00	SF	10.00	10.00	100	2002
5	0830	FLAGSTONE	0	100	0	0	76.00	SF	12.00	12.00	100	2002

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
1	000100	C	SFR	100			39.00	104.00	1.00	LT		1.00

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0300	11	1,850	157.9200	134.23	248,326	1984	1984	0	0	0	19.00	81.00
1 SFR PATIO - 100% - 1996												
Heated Area: 1633												
HX Base Yr 1996												

19 ZACHARY CT, FERNANDINA BEACH				XF DATE						LAND DATE	
				INC DATE						AG DATE	
UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES	
1.00	UT	3,500.00	3,500.00	100	1984	1984	3	58	2,030		
324.00	SF	3.00	3.00	100	1984	1984	3	50	486		
9.00	SF	6.50	6.50	100	1984	1984	3	47	27		
219.00	SF	10.00	10.00	100	2002	2002	3	83	1,818		
76.00	SF	12.00	12.00	100	2002	2002	3	83	757		

NASSAU COUNTY PROPERTY											
PAGE 1 of 1											
VALUATION SUMMARY											
STANDARD											
VALUATION BY											
Tax Group: 2											
Tax Dist:											
BUILDING MARKET VALUE											
201,144											
TOTAL MARKET OB/XF VALUE											
5,118											
TOTAL LAND VALUE - MARKET											
200,000											
TOTAL MARKET VALUE											
406,262											
SOH/AGL Deduction											
237,683											
ASSESSED VALUE											
168,579											
TOTAL EXEMPTION VALUE											
HX HB WX SX											
105,000											
BASE TAXABLE VALUE											
63,579											
TOTAL JUST VALUE											
406,262											
NCON VALUE											
0											
INCOME VALUE											
PREVIOUS YEAR MKT VALUE											
406,420											

BUILDING DIMENSIONS							
BAS=[YR=1993] W8 UOP=[YR=1993] N5 W30 S10 E15 S4 E15 N9\$ S9 W15 N4 W17 S48 E23 N13 W8 N11 E8 S2 E4 S15 FST=[YR=2007] S14 E13 N14 W13\$ E13 N46\$ PTR=E15 FDS=[YR=1993] E12 S5 W12 N5\$ W15\$.							