

ALLEN THOMAS G & NAOMI L
16 ZACHARY CT
FERNANDINA BEACH, FL 32034

00-00-31-1635-0015-0000

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		17	CB STUCCO 100		0300	11	1,791	162.00	137.71	246,639	1984	1984		0		0	19.00	81.00	VALUATION BY					STANDARD										
Roof Structur		03	GABLE/HIP 100		1 SFR PATIO - 100% - 2016										Heated Area: 1668										HX Base Yr 2016									
Roof Cover		03	COMP SHNGL 100																															
Interior Wall		05	DRYWALL 100																															
Interior Floo		14	CARPET 70																															
Interior Floo		11	CLAY TILE 30																															
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	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	1,668	100	1,668	186,057																														
FST	45	55	25	2,789																														
USP	326	30	98	10,932																														
TOTALS		2,039		1,791	199,778																													
EXTRA FEATURES					16 ZACHARY CT, FERNANDINA BEACH										BLD DATE					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	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1984	1984	3	58	2,030																			
2	0801	ASPHALT A	0 100	0	0	361.00	SF	3.00	3.00	100	1984	1984	3	50	542																			
3	1242	WD DECK A	0 100	0	0	166.00	SF	10.00	10.00	100	1997	1997	3	20	332																			
4	1126	CB/STC 8"	0 100	0	0	79.00	SF	8.00	8.00	100	1984	1984	3	47	297																			
5	0810	CONCRETE A	0 100	0	0	148.00	SF	6.50	6.50	100	1997	1997	3	75	722																			
LAND DESCRIPTION										TOTAL OB/XF										3,923														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH 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			39.00	109.00	1.00	LT		1.00	1.00	1.00	200,000.00	200,000.00	200,000																	