

SCHMIDT SIEGFRIED & BONNIE
2133 1ST AV
FERNANDINA BEACH, FL 32034

00-00-31-1651-0035-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY													
ELEMENT		CD	CONSTRUCTION		VALUATION SUMMARY										PAGE 1 of 1		2																
Exterior Wall	10	03	ABOVE AVG 100	0500	01	2,382	117.92	34	168.04	REPL. COST NEW	400,271	2005	2005	ECON	0	FNCT	0	0	8.00	92.00	VALUATION BY				STANDARD								
Roof Structur	03	03	GABLE/HIP 100	1 SFR CUST - 100% - 2008										Heated Area: 1946										HX Base Yr 2008									
Roof Cover	03	05	COMP SHNGL 100											BUILDING MARKET VALUE										368,249									
Interior Wall	05	12	DRYWALL 100											TOTAL MARKET OB/XF VALUE										14,789									
Interior Floo	12	11	HARDWOOD 80											TOTAL LAND VALUE - MARKET										160,000									
Interior Floo	11	03	CLAY TILE 20											TOTAL MARKET VALUE										543,038									
Air Condition	03	04	CENTRAL 100											SOH/AGL Deduction										254,831									
Heating Type	04		AIR DUCTED 100											ASSESSED VALUE										288,207									
Bedrooms			3 100											TOTAL EXEMPTION VALUE										HX HB 50,000									
Bathrooms			2 100											BASE TAXABLE VALUE										238,207									
Frame	02		WOOD FRAME 100											TOTAL JUST VALUE										543,038									
Stories	1.		1. 100											NCON VALUE										0									
Units	00		0 100	INCOME VALUE																													
Occupancy	00		NONE 100	PREVIOUS YEAR MKT VALUE										426,378																			
Quality		04	Quality Level 04																														
DOR CODE		0100	SINGLE FAMILY																														
MAP NUM			MKT AREA		01																												
NEIGHBORHOOD/LOC		1049.00																															
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																													
BAS	1,946	100	1,946	300,846																													
DCK	40	10	4	618																													
FGR	504	55	277	42,823																													
FOP	51	30	15	2,319																													
FSP	340	40	136	21,025																													
UOP	21	20	4	618																													
TOTALS		2,902	2,382	368,249																													
EXTRA FEATURES					2133 1ST AVE, 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	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	2005	2005	3	90	3,150																		
2	0855	CONC PAVER	0 100	0	0	1,054.00	SF	10.00	10.00	100	2005	2005	3	87	9,170																		
3	0855	CONC PAVER	0 100	0	0	141.00	SF	10.00	10.00	100	2005	2005	3	87	1,227																		
4	0855	CONC PAVER	0 100	46	3	138.00	SF	10.00	10.00	100	2005	2005	3	87	1,201																		
5	1242	WD DECK A	0 100	5	3	15.00	SF	10.00	10.00	100	2005	2005	3	27	41																		
TOTAL OB/XF 14,789																																	
LAND DESCRIPTION																																	
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	000100	C	SFR	100	0003		90.00	130.00	1.00	LT		1.00	1.00	1.00	160,000.00	160,000.00	160,000																
REVIEW DATE 05/26/2017 BY DJX Total Acres: 0.00 Total Land Value: 160,000 Market: 0 Agricultural: 0 Common: 160,000 PRINTED 08/02/2023 BY SYS																																	