

LOT 2
IN OR 2480/761
SEASIDE PB 6/161

BEATY RICHARD H
303 JEAN LAFITTE
FERNANDINA BEACH, FL 32034

2023

00-00-31-1679-0002-0000



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	PAGE 1 of 2										
Exterior Wall	16	WD FR STUC 70	0500	01	3,452	127.4108	181.56	626,745	2002	2009	0	0	6.50	93.50	VALUATION BY STANDARD										
Exterior Wall	23	REINF CONC 30	1 SFR CUST - 100% - 2018													Heated Area: 3034									
Roof Structure	08	IRREGULAR 100	HX Base Yr 2018																						
Roof Cover	03	COMP SHNGL 100																							
Interior Wall	05	DRYWALL 100																							
Interior Floor	12	HARDWOOD 80																							
Interior Floor	19	MARBLE 20																							
Air Condition	03	CENTRAL 100																							
Heating Type	04	AIR DUCTED 100																							
Bedrooms	5	100																							
Bathrooms	4	100																							
Frame	02	WOOD FRAME 100																							
Stories	1.5	1.5 100																							
Units	0	100																							
Occupancy	00	NONE 100																							
Quality	05	Quality Level 05																							
DOR CODE	0100	SINGLE FAMILY																							
MAP NUM		MKT AREA														01									
NEIGHBORHOOD/LOC	1080.00																								
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																					
BAS	2,513	100	2,513	426,603																					
FGR	532	55	293	49,739																					
FOP	201	30	60	10,186																					
FOP	216	30	65	11,034																					
FUS	521	100	521	88,444																					
TOTALS	3,983		3,452	586,007																					
EXTRA FEATURES			303 JEAN LAFITTE BLVD, 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	1.00	UT	3,500.00	3,500.00	100	2002	2002	3	87	3,045										
2	0840	MARBLE	0	100	3	4	12.00	SF	80.00	80.00	100	2003	2003	3	96	922									
3	0810	CONCRETE A	0	100	47	4	188.00	SF	6.50	6.50	100	2002	2002	3	83	1,014									
4	0810	CONCRETE A	0	100	0	0	1,430.00	SF	6.50	6.50	100	2002	2002	3	83	7,715									
5	1242	WD DECK A	0	100	6	4	24.00	SF	15.00	15.00	100	2002	2002	3	21	76									
8	0840	MARBLE	0	100	5	4	20.00	SF	80.00	80.00	100	2003	2003	3	96	1,536									
9	0810	CONCRETE A	0	100	37	3	111.00	SF	6.50	6.50	100	2003	2003	3	84	606									
10	0840	MARBLE	0	100	0	0	1,024.00	SF	40.00	40.00	100	2003	2003	3	96	39,322									
11	0861	POOL GUNIT	0	100	0	0	433.00	SF	85.00	85.00	100	2003	2003	3	36	13,250									
12	0877	JACUZZI	0	100	0	0	1.00	UT	1,000.00	1,000.00	100	2003	2003	3	22	220									
LAND DESCRIPTION			TOTAL OB/XF 67,706																						
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	000134	C	SFR POND	100		R-1A	0.00	0.00	1.00	LT		1.00	1.00	1.10	225,000.00	247,500.00	247,500								
REVIEW DATE 07/02/2018 BY DJX Total Acres: 0.00 Total Land Value: 247,500 Market: 0 Agricultural: 0 Common: 247,500 PRINTED 08/02/2023 BY SYS																									

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