

BLOCK 5 LOTS 13 14 15 16 PT
OF 17 18 19 20 E OF ST ROAD
EX N 8 3/4 FT OF LOT 13

VIETA PAUL A & SARAH E
615 6TH AVE N
NAPLES, FL 34102

2023

00-00-31-1680-0005-0130



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 1 2										
Exterior Wall	16	WD FR STUC 100	0100	11	1,085	149.0243	134.49	145,922	1957	1957	0	0	0	35.75	64.25	VALUATION BY STANDARD									
Roof Structur	03	GABLE/HIP 100	1 SINGLE FAM - 0% - 0													Heated Area: 960 HX Base Yr									
Roof Cover	03	COMP SHNGL 100	26 12 12 6 26 30 30 32 FSP 1993 BAS 1993																						
Interior Wall	05	DRYWALL 100																							
Interior Floo	14	CARPET 90																							
Interior Floo	11	CLAY TILE 10																							
Air Condition	03	CENTRAL 100																							
Heating Type	04	AIR DUCTED 100																							
Bedrooms		3 100																							
Bathrooms		1.5 100																							
Frame	02	WOOD FRAME 100																							
Stories	1.	1. 100																							
Units		0 100																							
BUD8 Adjustme	02	DIST FB 100																							
Quality			02	Quality Level 02																					
DOR CODE			0100	SINGLE FAMILY																					
MAP NUM				MKT AREA		01																			
NEIGHBORHOOD/LOC			1053.00																						
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																					
BAS	960	100	960	82,953																					
FSP	312	40	125	10,801																					
TOTALS			1,272	1,085		93,755																			
EXTRA FEATURES															3730 S FLETCHER 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	0835	QUARY TILE	0	0	0	0	240.00	SF	10.00	10.00	100	1991	1991	3	64	1,536									
2	0855	CONC PAVER	0	0	0	0	1,623.00	SF	7.00	7.00	100	2012	2012	3	94	10,679									
3	0511	GARAGE CB-	0	0	12	26	312.00	SF	40.00	40.00	100	1970	1970	3	22	2,746									
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	000120	C	SFR OCN FT	0			91.00	400.00	91.00	FF	3	1.18	1.00	1.18	14,000.00	16,520.00	1,503,320								
REVIEW DATE 01/06/2023 BY TWA Total Acres: 0.00 Total Land Value: 1,503,320 Market: 0 Agricultural: 0 Common: 1,503,320 PRINTED 08/02/2023 BY SYS																									