

BLK 11 PT OF LOTS 1,2,3 & 4
IN OR 1038/1292
SEAVIEW SUB PBK 1/7

SPEARS CARLA C
2866 MANTANZAS AVE
FERNANDINA BEACH, FL 32034

2023

00-00-31-1680-0011-0012



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	17	CB STUCCO 100	0320	11	2,450	138.5011	131.58	322,371	1999	1999	0	0	0	11.50	88.50	VALUATION SUMMARY									
Roof Structur	08	IRREGULAR 100	1 TOWNHOUSE - 100% - 2001													Heated Area: 2150									
Roof Cover	03	COMP SHNGL 100														HX Base Yr 2001									
Interior Wall	05	DRYWALL 100																							
Interior Floo	14	CARPET 80																							
Interior Floo	11	CLAY TILE 20																							
Air Condition	03	CENTRAL 100																							
Heating Type	04	AIR DUCTED 100																							
Bedrooms		3 100																							
Bathrooms		3 100																							
Frame	02	WOOD FRAME 100																							
Stories	2.	2. 100																							
Units		0 100																							
Quality			03	Quality Level 03																					
DOR CODE			0100	SINGLE FAMILY																					
MAP NUM				MKT AREA												01									
NEIGHBORHOOD/LOC			1059.00																						
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																					
BAS	875	100	875	101,893																					
FGR	400	55	220	25,619																					
FOP	36	30	11	1,281																					
FOP	42	30	13	1,514																					
FUS	1,275	100	1,275	148,472																					
UOP	279	20	56	6,521																					
TOTALS			2,907	2,450												285,298									
EXTRA FEATURES			2866 MANTANZAS 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	0811	CONCRETE B	0	100	0	0	612.00	SF	5.20	5.20	100	1999	1999	3	79	2,514									
2	0810	CONCRETE A	0	100	0	0	67.00	SF	6.50	6.50	100	1999	1999	3	79	344									
3	0810	CONCRETE A	0	100	13	4	52.00	SF	6.50	6.50	100	1999	1999	3	79	267									
4	1126	CB/STC 8"	0	100	0	0	208.00	SF	8.00	8.00	100	1999	1999	3	79	1,315									
5	0444	BOX FNC 4'	0	100	0	0	24.00	LF	6.50	6.50	100	1999	1999	3	20	31									
6	0463	FENCE GATE	0	100	0	0	1.00	UT	300.00	300.00	100	1999	1999	3	52	156									
7	1126	CB/STC 8"	0	100	0	0	62.00	SF	8.00	8.00	100	1999	1999	3	79	392									
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	% 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			42.00	100.00	42.00	FF	1	1.00	1.00	1.20	5,800.00	6,960.00	292,320								
REVIEW DATE 10/18/2017 BY DJX Total Acres: 0.00 Total Land Value: 292,320 Market: 0 Agricultural: 0 Common: 292,320 PRINTED 08/02/2023 BY SYS																									