

BLOCK 6 S 31.5 FT OF LOT 3
IN OR 2286/820
SOUTH BEACH SUB PB 3/11

CIROTTA DEAN R & LISA L
1312 HATTERDALE FARM RD
BLOUNTVILLE, TN 37617

2023

00-00-31-1720-0006-0030



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	10	ABOVE AVG 50	0320	01	2,083	126.6650	120.33	250,647	1999	1999	0	0	0	11.25	88.75	VALUATION BY STANDARD														
Exterior Wall	16	WD FR STUC 50	1 TOWNHOUSE - 0% - 0													Heated Area: 1785														
Roof Structure	03	GABLE/HIP 100	23													HX Base Yr														
Roof Cover	03	COMP SHNGL 100	23													22														
Interior Wall	05	DRYWALL 100	23													22														
Interior Floor	11	CLAY TILE 50	23													22														
Interior Floor	13	LVT/LAMNT 50	23													22														
Air Condition	03	CENTRAL 100	23													22														
Heating Type	04	AIR DUCTED 100	23													22														
Bedrooms	3	100	23													22														
Bathrooms	2.5	100	23													22														
Frame	02	WOOD FRAME 100	23													22														
Stories	2.	100	23													22														
Units	0	100	23													22														
Occupancy	00	NONE 100	23													22														
Quality	05	Quality Level 05	23													22														
DOR CODE	0100	SINGLE FAMILY	23													22														
MAP NUM	MKT AREA		23													22														
NEIGHBORHOOD/LOC	1059.00		23													22														
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																										
BAL	118	15	18	1,922																										
BAS	625	100	625	66,745																										
FGR	460	55	253	27,018																										
FOP	64	30	19	2,029																										
FST	15	55	8	855																										
FUS	1,160	100	1,160	123,880																										
TOTALS	2,442		2,083	222,449																										
EXTRA FEATURES																2923 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	0810	CONCRETE A	0	0	0	804.00	SF	6.50	6.50	100	1999	1999	3	79	4,129															
2	0810	CONCRETE A	0	0	37	111.00	SF	6.50	6.50	100	1999	1999	3	79	570															
3	0810	CONCRETE A	0	0	4	16.00	SF	6.50	6.50	100	1999	1999	3	79	82															
LAND DESCRIPTION																TOTAL OB/XF 4,781														
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	0			32.00	100.00	32.00	FF	1	1.00	1.00	1.10	5,800.00	6,380.00	204,160													
REVIEW DATE 10/16/2018 BY DJX Total Acres: 0.00 Total Land Value: 204,160 Market: 0 Agricultural: 0 Common: 204,160 PRINTED 08/02/2023 BY SYS																														