

BLOCK 2 LOT 5
IN OR 786/1585
DRAINAGE ESMT IN OR 709/445

WIGAND SCOTT S
1417 SADLER ROAD #231
FERNANDINA BEACH, FL 32034-4466

2023

00-00-31-178A-0002-0050



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	05	AVERAGE 100	0100	01	1,144	107.7490	97.24	111,243	1965	1995	0	0	0	13.25	86.75	VALUATION BY STANDARD																									
Roof Structur	03	GABLE/HIP 100	1 SINGLE FAM - 100% - 1998													Heated Area: 1144													HX Base Yr 1998												
Roof Cover	12	MODULAR MT 100																																							
Interior Wall	05	DRYWALL 100																																							
Interior Floo	14	CARPET 80																																							
Interior Floo	08	SHT VINYL 20																																							
Air Condition	03	CENTRAL 100																																							
Heating Type	04	AIR DUCTED 100																																							
Bedrooms	3	100																																							
Bathrooms	1	100																																							
Frame	02	WOOD FRAME 100																																							
Stories	1.	1. 100																																							
Units	0	0 100																																							
BUD8 Adjustme	02	DIST FB 100																																							
Occupancy	00	NONE 100																																							
Quality			02	Quality Level 02																																					
DOR CODE			0100	SINGLE FAMILY																																					
MAP NUM			MKT AREA										01																												
NEIGHBORHOOD/LOC			1008.00																																						
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																																					
BAS	1,144	100	1,144	96,503																																					
TOTALS			1,144	1,144	96,503																																				
EXTRA FEATURES					2212 FLORIDA 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	100	22	36	792.00	SF	6.50	6.50	100	1984	1984	3	47	2,420																									
2	0510	GARAGE WD-	0	100	25	20	500.00	SF	35.00	35.00	100	1984	1984	3	20	3,500																									
3	1242	WD DECK A	0	100	6	20	120.00	SF	10.00	10.00	100	1998	1998	3	20	240																									
LAND DESCRIPTION																											TOTAL OB/XF 6,160														
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	0006	R-1	60.00	115.00	60.00	FF	1	1.06	1.00	1.06	2,400.00	2,544.00	152,640																								
REVIEW DATE 01/14/2021 BY KBA Total Acres: 0.00 Total Land Value: 152,640 Market: 0 Agricultural: 0 Common: 152,640 PRINTED 08/02/2023 BY SYS																																									