

BLK 28 LOT 10
IN OR 2175/396
CITY OF FDNA BEACH

SCROGGIN JOHN J & LYNN G
123 S 6TH STREET
FERNANDINA BEACH, FL 32034

2023

00-00-31-1800-0028-0100



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	PD	NORM	% COND	PAGE 1 of 2 2												
Exterior Wall	10	ABOVE AVG 100	0500	01	2,150	118.3350	168.63	362,554	1903	1903	0	138	25	36.75	133.25	VALUATION SUMMARY												
Roof Structur	03	GABLE/HIP 100	1 SFR CUST - 100% - 2022														Heated Area: 2014											
Roof Cover	12	MODULAR MT 100															HX Base Yr 2022											
Interior Wall	05	DRYWALL 100																										
Interior Floop	12	HARDWOOD 100																										
Air Condition	03	CENTRAL 100																										
Heating Type	04	AIR DUCTED 100																										
Bedrooms		4 100																										
Bathrooms		2.5 100																										
Frame	02	WOOD FRAME 100																										
Stories	2.	2. 100																										
Units		0 100																										
BUD8 Adjustme	02	DIST FB 100																										
Occupancy	00	NONE 100																										
Quality			04	Quality Level 04																								
DOR CODE			0100 SINGLE FAMILY																									
MAP NUM			MKT AREA 01																									
NEIGHBORHOOD/LOC			1005.00																									
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																								
BAS	1,007	100	1,007	226,272																								
FUS	1,007	100	1,007	226,272																								
UOP	339	20	68	15,280																								
UOP	339	20	68	15,280																								
TOTALS			2,692	2,150	483,103																							
EXTRA FEATURES			123 S 6TH ST, 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	0819	CONC 12"	0	100	3	6	18.00	SF	9.50	9.50	100	1970	1970	3	22	38												
2	0504	FP-ELECTRI	0	100	0	0	2.00	UT	2,000.00	2,000.00	100	1910	1910	3	20	800												
3	1242	WD DECK A	0	100	8	12	96.00	SF	10.00	10.00	100	1995	1995	3	20	192												
4	1243	WD DECK F	0	100	4	4	16.00	SF	8.00	8.00	100	1995	1995	3	20	26												
5	1243	WD DECK F	0	100	4	4	16.00	SF	8.00	8.00	100	1995	1995	3	20	26												
6	0940	SHEDS/PORT	0	100	12	8	96.00	SF	30.00	30.00	100	2000	2000	3	20	576												
7	0810	CONCRETE A	0	100	0	0	210.00	SF	6.50	6.50	100	1992	1992	3	66	901												
8	0858	SCULP CONC	0	100	0	0	963.00	SF	13.00	13.00	100	1998	1998	3	93	11,643												
9	0810	CONCRETE A	0	100	3	12	36.00	SF	3.25	3.25	100	1998	1998	3	77	90												
10	1076	TRELLIS A	0	100	4	6	24.00	SF	7.50	7.50	100	2001	2001	3	29	52												
LAND DESCRIPTION			TOTAL OB/XF 14,344																									
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	0003	R-2	50.00	100.00	50.00	FF		1.00	1.00	1.00	4,000.00	4,000.00	200,000											
REVIEW DATE 07/06/2020 BY DJA Total Acres: 0.00 Total Land Value: 200,000 Market: 0 Agricultural: 0 Common: 200,000 PRINTED 08/02/2023 BY SYS																												

SCROGGIN JOHN J & LYNN G
123 S 6TH STREET
FERNANDINA BEACH, FL 32034

00-00-31-1800-0028-0100

REVIEW DATE	07/06/2020	BY	DJA	Total Acres: 0.00	Total Land Value: 200,000	Market: 0	Agricultural: 0	Common: 200,000	PRINTED 08/02/2023 BY SYS
-------------	------------	----	-----	-------------------	---------------------------	-----------	-----------------	-----------------	---------------------------