

BLOCK 28 E33 FT OF LOT 16
IN OR 2189/1118
CITY OF FDNA BEACH

WILSON CHERYL M & MARK L
508 S ASH STREET
FERNANDINA BEACH, FL 32034

2023

00-00-31-1800-0028-0161



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 1 2														
Exterior Wall	12	CEDAR 100	0500	01	2,124	126.1554	179.77	381,831	1912	1912	0	0	110	50.00	110.00	VALUATION SUMMARY														
Roof Structur	03	GABLE/HIP 100	1 SFR CUST - 0% - 0													Heated Area: 2061														
Roof Cover	12	MODULAR MT 100														HX Base Yr														
Interior Wall	05	DRYWALL 100																												
Interior Floo	12	HARDWOOD 80																												
Interior Floo	15	HARDTILE 20																												
Air Condition	03	CENTRAL 100																												
Heating Type	04	AIR DUCTED 100																												
Bedrooms		3 100																												
Bathrooms		4 100																												
Frame	02	WOOD FRAME 100																												
Stories		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	1,359	100	1,359	268,738																										
BAS	36	100	36	7,119																										
FOP	126	30	38	7,514																										
FUS	666	100	666	131,700																										
UOP	126	20	25	4,943																										
TOTALS			2,313	2,124	420,014																									
EXTRA FEATURES					508 ASH 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	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1912	1912	3	20	700														
2	1242	WD DECK A	0	0	11	3	33.00	SF	10.00	10.00	100	2001	2001	3	20	66														
3	1242	WD DECK A	0	0	0	0	336.00	SF	10.00	10.00	100	2001	2001	3	20	672														
5	0825	BRICK	0	0	35	9	315.00	SF	12.50	12.50	100	2001	2001	3	95	3,741														
6	0825	BRICK	0	0	5	4	20.00	SF	12.50	12.50	100	2001	2001	3	95	238														
7	1076	TRELLIS A	0	0	28	8	224.00	SF	7.50	7.50	100	2001	2001	3	29	487														
LAND DESCRIPTION																		TOTAL OB/XF 5,904												
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	0003	C-3	33.00	100.00	3,300.00	SF		1.00	1.00	1.00	45.00	45.00	148,500													
REVIEW DATE 09/14/2018 BY DJX Total Acres: 0.00 Total Land Value: 148,500 Market: 0 Agricultural: 0 Common: 148,500 PRINTED 08/02/2023 BY SYS																														