

BLOCK 40 S1/2 OF LOT 4
IN OR 2563/1345
CITY OF FDNA BEACH

WEBER KAREN L/SEGAL ANDREW B
74 BRIDGE STREET
NEWPORT, RI 02840

2023

00-00-31-1800-0040-0042



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	0900	01	1,516	119.3808	141.76	214,908	1920	1990	0	0	0	15.25	84.75	VALUATION SUMMARY												
Roof Structur	03	GABLE/HIP 100	1 SNGL FAM - 0% - 2023													Heated Area: 1491												
Roof Cover	12	MODULAR MT 100														HX Base Yr												
Interior Wall	03	PLASTER 80																										
Interior Wall	05	DRYWALL 20																										
Interior Floo	09	PINE WOOD 100																										
Air Condition	03	CENTRAL 100																										
Heating Type	04	AIR DUCTED 100																										
Bedrooms		3 100																										
Bathrooms		2 100																										
Frame	02	WOOD FRAME 100																										
Stories	1.	1. 100																										
Units		0 100																										
BUD8 Adjustme	02	DIST FB 100																										
Occupancy	00	NONE 100																										
Quality			05	Quality Level 05																								
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	1,491	100	1,491	179,131																								
FOP	84	30	25	3,004																								
TOTALS			1,575	1,516	182,135																							
EXTRA FEATURES					232 S 7TH 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	0510	GARAGE WD-	0 0	18 18	324.00	SF	35.00	35.00	100	1960	1960	3	20	2,268														
2	0350	CARPORT WD	0 0	8 18	144.00	SF	13.00	13.00	100	1960	1960	3	20	374														
3	0825	BRICK	0 0	3 6	18.00	SF	12.50	12.50	100	1950	1950	3	20	45														
4	0819	CONC 12"	0 0	4 2	8.00	SF	9.50	9.50	100	1950	1950	3	20	15														
5	0810	CONCRETE A	0 0	0 0	200.00	SF	6.50	6.50	100	1960	1960	3	20	260														
6	0810	CONCRETE A	0 0	0 0	391.00	SF	6.50	6.50	100	1990	1990	3	62	1,576														
7	1242	WD DECK A	0 0	8 10	80.00	SF	10.00	10.00	100	2004	2004	3	24	192														
LAND DESCRIPTION					TOTAL OB/XF 4,730																							
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	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 09/12/2018 BY DJX Total Acres: 0.00 Total Land Value: 200,000 Market: 0 Agricultural: 0 Common: 200,000 PRINTED 08/02/2023 BY SYS																												