

BLOCK 41 N1/2 OF LOT 1
PT OR 1735/313
CITY OF FDNA BEACH

JONES DAVID L & JULIE W/
106 S 7TH STREET
FERNANDINA BEACH, FL 32034

2023

00-00-31-1800-0041-0011



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 2											
Exterior Wall	05	AVERAGE 100	3902	11	2,999	153.6110	236.56	709,443	1904	1990	0	0	0	15.25	84.75	VALUATION SUMMARY										
Roof Structur	08	IRREGULAR 100	1 BED & BRKT - 0% - 0													Heated Area: 2878										
Roof Cover	12	MODULAR MT 100														HX Base Yr										
Interior Wall	03	PLASTER 80																								
Interior Wall	05	DRYWALL 20																								
Interior Floo	12	HARDWOOD 70																								
Interior Floo	11	CLAY TILE 30																								
Air Condition	03	CENTRAL 100																								
Heating Type	04	AIR DUCTED 100																								
Bedrooms	6	100																								
Bathrooms	6.5	100																								
Frame	02	WOOD FRAME 100																								
Stories	2.5	2.5 100																								
Units	0	100																								
BUD8 Adjustme	02	DIST FB 100																								
Occupancy	00	NONE 100																								
Quality	04	Quality Level 04																								
DOR CODE	3900		HOTELS AND MOTELS																							
MAP NUM			MKT AREA													01										
NEIGHBORHOOD/LOC	1005.00																									
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																						
BAS	1,314	100	1,314	263,437																						
FOP	402	30	121	24,259																						
FUS	1,314	100	1,314	263,437																						
FUS	250	100	250	50,121																						
TOTALS	3,280		2,999	601,253																						
EXTRA FEATURES			102 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	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	1904	1904	3	20	400										
2	1242	WD DECK A	0	0	10	8	80.00	SF	10.00	10.00	100	1985	1985	3	20	160										
3	0825	BRICK	0	0	0	0	107.00	SF	12.50	12.50	100	1994	1994	3	91	1,217										
4	1243	WD DECK F	0	0	5	35	175.00	SF	8.00	8.00	100	1994	1994	3	20	280										
5	1242	WD DECK A	0	0	6	8	48.00	SF	10.00	10.00	100	1994	1994	3	20	96										
6	1123	CB 8"	0	0	5	17	155.00	SF	6.15	6.15	100	1950	1950	3	20	191										
9	0966	FIRE SPRNK	0	0	0	0	2,878.00	SF	3.00	3.00	100	1994	1994	3	70	6,044										
10	0648	LIGHTS-AV	0	0	0	0	8.00	UT	140.00	140.00	100	2002	2002	3	21	235										
11	0446	BOX FNC 6'	0	0	0	0	29.00	LF	20.00	20.00	100	1994	1994	3	20	116										
12	0444	BOX FNC 4'	0	0	0	0	15.00	LF	6.50	6.50	100	1994	1994	3	20	20										
LAND DESCRIPTION			TOTAL OB/XF													8,759										
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	003910	C	HOTEL	0	0003	C-3	50.00	100.00	5,000.00	SF		1.00	1.00	1.00	45.00	45.00	225,000									
REVIEW DATE 07/11/2018 BY KK Total Acres: 0.00 Total Land Value: 225,000 Market: 0 Agricultural: 0 Common: 225,000 PRINTED 08/02/2023 BY SYS																										

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