

BLOCK 48 LOT W1/2 OF 4
IN OR 1501/731
CITY OF FDNA BEACH

MACEDONIA A M E CHURCH
202 SOUTH 9TH STREET
FERNANDINA BEACH, FL 32034

2023

00-00-31-1800-0048-0042



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	15	CONC BLOCK 80	0100	01	1,322	97.2192	87.74	115,992	1982	1985	0	0	0	18.10	81.90	VALUATION SUMMARY													
Exterior Wall	05	AVERAGE 20	1 SINGLE FAM - 0% - 0													STANDARD													
Roof Structure	03	GABLE/HIP 100	Heated Area: 1248													Tax Group: 2 Tax Dist:													
Roof Cover	03	COMP SHNGL 100	HX Base Yr													BUILDING MARKET VALUE 94,997													
Interior Wall	05	DRYWALL 100	28 32 48 12 10 10 16 6 16 28 4 BAS 1993 SFB 1993 FSP 1993													TOTAL MARKET OB/XF VALUE 1,127													
Interior Floor	08	SHT VINYL 100														TOTAL LAND VALUE - MARKET 145,800													
Air Condition	03	CENTRAL 100														TOTAL MARKET VALUE 241,924													
Heating Type	04	AIR DUCTED 100														SOH/AGL Deduction 103,909													
Bedrooms		3 100														ASSESSED VALUE 138,015													
Bathrooms		1 100														TOTAL EXEMPTION VALUE 0													
Frame	03	MASONRY 100														BASE TAXABLE VALUE 138,015													
Stories	1.	1. 100														TOTAL JUST VALUE 241,924													
Units		0 100														NCON VALUE 0													
BUD8 Adjustme	02	DIST FB 100														INCOME VALUE													
Occupancy	00	NONE 100	PREVIOUS YEAR MKT VALUE 241,566																										
Quality		02	Quality Level 02																										
DOR CODE		0100 SINGLE FAMILY																											
MAP NUM		MKT AREA 01																											
NEIGHBORHOOD/LOC		1009.00																											
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																									
BAS	1,152	100	1,152	82,781																									
FSP	184	40	74	5,318																									
SFB	120	80	96	6,898																									
TOTALS		1,456	1,322	94,997																									
EXTRA FEATURES		901 CEDAR ST, FERNANDINA BEACH													BLD DATE 04/07/2014 KK LGL DATE XF DATE LAND DATE INC DATE AG DATE														
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 0	47 9	423.00	SF	6.50	6.50	100	1982	1982	3	41	1,127															
LAND DESCRIPTION		TOTAL OB/XF 1,127																											
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	0006	MU-8	50.00	100.00	4,860.00	SF		1.00	1.00	1.00	30.00	30.00	145,800												
REVIEW DATE		05/17/2019		BY		DJA		Total Acres: 0.00		Total Land Value: 145,800		Market: 0		Agricultural: 0		Common: 145,800		PRINTED 08/02/2023 BY SYS											