

BLOCK 55 S1/2 OF LOT 7
IN OR 2248/925
CITY OF FDNA BEACH

BRUNT FAMILY REV LVG TRUST/BRUNT GARY G TRUSTEE
910 OLD COUNTRY RD
SEVERNA PARK, MD 21146

2023

00-00-31-1800-0055-0070



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	VALUATION SUMMARY										
Exterior Wall	30	VINYL 100	0900	11	1,766	154.3600	183.30	323,708	2018	2018	0	0	0	1.50	98.50	VALUATION BY STANDARD									
Roof Structur	03	GABLE/HIP 100	1 SNGL FAM - 0% - 0													Heated Area: 1566									
Roof Cover	03	COMP SHNGL 100														HX Base Yr									
Interior Wall	05	DRYWALL 100																							
Interior Floo	11	CLAY TILE 50																							
Interior Floo	14	CARPET 50																							
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																							
Quality			05	Quality Level 05																					
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	1,566	100	1,566	282,742																					
FGR	262	55	144	25,999																					
FOP	168	30	50	9,028																					
PTO	120	5	6	1,084																					
TOTALS			2,116		1,766	318,852																			
EXTRA FEATURES			215 S 11TH 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	0811	CONCRETE B	0	0	0	0	732.00	SF	5.20	5.20	100	2018	2018	3	98	3,730									
2	0810	CONCRETE A	0	0	0	0	51.00	SF	6.50	6.50	100	2018	2018	3	98	325									
LAND DESCRIPTION																									
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	R-2	50.00	100.00	50.00	FF		1.00	1.00	1.00	2,000.00	2,000.00	100,000								
REVIEW DATE 08/14/2018 BY DJ Total Acres: 0.00 Total Land Value: 100,000 Market: 0 Agricultural: 0 Common: 100,000 PRINTED 08/02/2023 BY SYS																									