

BLOCK 77 S 1/2 OF LOT 3
IN OR 2183/1623
CITY OF FDNA BEACH

JOHNSON ERIC
318 N 9TH STREET
FERNANDINA BEACH, FL 32034

2023

00-00-31-1800-0077-0032



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	15	CONC BLOCK 100	0100	01	1,231	98.6860	89.06	109,633	1985	1990	0	0	0	16.00	84.00	STANDARD																				
Roof Structur	03	GABLE/HIP 100	1 SINGLE FAM - 0% - 0														Heated Area: 1152										HX Base Yr									
Roof Cover	03	COMP SHNGL 100	BAS 1993 FCP 1993 FOP 1993																																	
Interior Wall	05	DRYWALL 100																																		
Interior Floo	14	CARPET 80																																		
Interior Floo	08	SHT VINYL 20																																		
Air Condition	03	CENTRAL 100																																		
Heating Type	04	AIR DUCTED 100																																		
Bedrooms	3	100																																		
Bathrooms	1	100																																		
Frame	03	MASONRY 100																																		
Stories	1.	1. 100																																		
Units	0	100																																		
BUD8 Adjustme	02	DIST FB 100																																		
Occupancy	00	NONE 100																																		
Quality			02	Quality Level 02																																
DOR CODE			0100	SINGLE FAMILY																																
MAP NUM			MKT AREA												01																					
NEIGHBORHOOD/LOC			1001.00																																	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																																
BAS	1,152	100	1,152	86,181																																
FCP	240	25	60	4,489																																
FOP	64	30	19	1,421																																
TOTALS			1,456	1,231	92,092																															
EXTRA FEATURES			318 N 9TH 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	0810	CONCRETE A	0	0	40	12	480.00	SF	6.50	6.50	100	1985	1985	3	49.5	1,544																				
2	0801	ASPHALT A	0	0	14	12	168.00	SF	3.00	3.00	100	1985	1985	3	50	252																				
TOTAL OB/XF																		1,796																		
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	3,500.00	3,500.00	175,000																			
REVIEW DATE 08/14/2018 BY DJX Total Acres: 0.00 Total Land Value: 175,000 Market: 0 Agricultural: 0 Common: 175,000 PRINTED 08/02/2023 BY SYS																																				