

BLOCK 80 N50 FT OF LOT 6
IN OR 1710/609
CITY OF FDNA BEACH

KING-MILLS MEREL ROZALIA L/E/KING TERESA VONCEIL L
121 N 11TH ST
FERNANDINA BEACH, FL 32034

2023

00-00-31-1800-0080-0061



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	19	COMMON BRK 100	0100	01	1,371	114.6080	103.43	141,803	1962	1985	0	0	0	28.50	71.50	VALUATION SUMMARY																									
Roof Structur	03	GABLE/HIP 100	1 SINGLE FAM - 50% - 2022													Heated Area: 1371													HX Base Yr 2022												
Roof Cover	03	COMP SHNGL 100																																							
Interior Wall	05	DRYWALL 100																																							
Interior Floo	14	CARPET 80																																							
Interior Floo	08	SHT VINYL 20																																							
Air Condition	99	N/A 100																																							
Heating Type	04	AIR DUCTED 100																																							
Bedrooms	3	100																																							
Bathrooms	1.5	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	1,035	100	1,035	76,541																																					
BAS	336	100	336	24,848																																					
TOTALS			1,371	1,371 101,389																																					
EXTRA FEATURES			121 N 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	0350	CARPORT WD	0	50	20	17	340.00	SF	8.58	8.58	100	1984	1984	3	20	583																									
2	0940	SHEDS/PORT	0	50	16	12	192.00	SF	27.00	27.00	100	2000	2000	3	20	1,037																									
LAND DESCRIPTION																																									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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	50	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 04/25/2018 BY DJX Total Acres: 0.00 Total Land Value: 175,000 Market: 0 Agricultural: 0 Common: 175,000 PRINTED 08/02/2023 BY SYS																																									