

BLOCK 82 LOT 6
PT OR 792/887
CITY OF FDNA BEACH

ALBERTIE GREGORY K & KATHERINE
319 N 11TH ST
FERNANDINA BEACH, FL 32034

2023

00-00-31-1800-0082-0060



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	16	WD FR STUC 60	0100	01	1,910	106.2320	95.87	183,112	1900	1990	0	0	0	15.70	84.30	VALUATION SUMMARY																									
Exterior Wall	05	AVERAGE 40	1 SINGLE FAM - 100% - 1998													Heated Area: 1728													HX Base Yr 1998												
Roof Structure	03	GABLE/HIP 100																																							
Roof Cover	03	COMP SHNGL 100																																							
Interior Wall	05	DRYWALL 100																																							
Interior Floor	14	CARPET 70																																							
Interior Floor	13	LVT/LAMNT 30																																							
Air Condition	03	CENTRAL 100																																							
Heating Type	04	AIR DUCTED 100																																							
Bedrooms		3 100																																							
Bathrooms		2 100																																							
Frame	02	WOOD FRAME 100																																							
Stories	1.5	1.5 100																																							
Units		0 100																																							
BUD\$ Adjustme	02	DIST FB 100																																							
Occupancy	00	NONE 100																																							
Quality	03	Quality Level 03																																							
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	1,080	100	1,080	87,284																																					
BAS	208	100	208	16,810																																					
FCP	384	25	96	7,759																																					
FSP	216	40	86	6,951																																					
FUS	440	100	440	35,560																																					
TOTALS	2,328		1,910	154,363																																					
EXTRA FEATURES															319 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	0810	CONCRETE A	0	100	12	58	696.00	SF	6.50	6.50	100	1992	1992	3	66	2,986																									
2	0810	CONCRETE A	0	100	4	52	208.00	SF	6.50	6.50	100	1992	1992	3	66	892																									
3	0819	CONC 12"	0	100	6	4	24.00	SF	9.50	9.50	100	1985	1985	3	49.5	113																									
4	0801	ASPHALT A	0	100	8	11	88.00	SF	3.00	3.00	100	1998	1998	3	50	132																									
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	100	0006	R-2	100.00	100.00	100.00	FF		1.00	1.00	1.00	3,500.00	3,500.00	350,000																								
REVIEW DATE 04/25/2018 BY DJX Total Acres: 0.00 Total Land Value: 350,000 Market: 0 Agricultural: 0 Common: 350,000 PRINTED 08/02/2023 BY SYS																																									