

BLOCK 126 LOT 13
IN OR 1948/14
CITY OF FDNA BEACH

FRAGANO JOSEPH E & MARY GRACE
P O BOX 441
FERNANDINA BEACH, FL 32035

2023

00-00-31-1800-0126-0130



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	10	ABOVE AVG 100	0900	01	1,870	123.4800	146.63	274,198	1900	1995	0	0	0	13.00	87.00	VALUATION BY STANDARD														
Roof Structur	03	GABLE/HIP 100	1 SNGL FAM - 100% - 2020													Heated Area: 1718														
Roof Cover	12	MODULAR MT 100														HX Base Yr 2020														
Interior Wall	05	DRYWALL 80																												
Interior Wall	06	CUST PANEL 20																												
Interior Floo	12	HARDWOOD 90																												
Interior Floo	11	CLAY TILE 10																												
Air Condition	03	CENTRAL 100																												
Heating Type	04	AIR DUCTED 100																												
Bedrooms		2 100																												
Bathrooms		2.5 100																												
Frame	02	WOOD FRAME 100																												
Stories	1.5	1.5 100																												
Units		0 100																												
Occupancy	00	NONE 100																												
Quality			04	Quality Level 04																										
DOR CODE			0100	SINGLE FAMILY																										
MAP NUM				MKT AREA 01																										
NEIGHBORHOOD/LOC			1005.00																											
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																										
BAS	982	100	982	125,272																										
FOP	184	30	55	7,017																										
FSP	150	40	60	7,654																										
FUS	736	100	736	93,890																										
UOP	184	20	37	4,720																										
TOTALS			2,236	1,870	238,552																									
EXTRA FEATURES			309 S 6TH 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	0504	FP-ELECTRI	0	100	0	0		1.00	UT 1,000.00	1,000.00	100	1950	1950	3	20	200														
2	0825	BRICK	0	100	7	8		56.00	SF 6.25	6.25	100	2001	2001	3	95	333														
3	1242	WD DECK A	0	100	3	8		24.00	SF 10.00	10.00	100	2001	2001	3	20	48														
4	1242	WD DECK A	0	100	8	4		32.00	SF 11.00	11.00	100	2001	2001	3	20	70														
5	0851	PATIO STON	0	100	0	0		102.00	SF 1.50	1.50	100	2001	2001	3	82	125														
6	0810	CONCRETE A	0	100	11	18		198.00	SF 6.50	6.50	100	1992	1992	3	66	849														
TOTAL OB/XF 1,625																														
LAND DESCRIPTION			TOTAL OB/XF 1,625																											
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			50.00	100.00	50.00	FF		1.00	1.00	1.00	4,000.00	4,000.00	200,000													
REVIEW DATE 07/13/2018 BY DJX Total Acres: 0.00 Total Land Value: 200,000 Market: 0 Agricultural: 0 Common: 200,000 PRINTED 08/02/2023 BY SYS																														