

BLOCK 126 LOTS N 40 FT OF
14 & 15
IN OR 2112/1007

HALL STEPHEN LUTHER & SUSAN JELLISON
301 S 6TH ST
FERNANDINA BEACH, FL 32034

2023

00-00-31-1800-0126-0141



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	PD	NORM	% COND	PAGE 1 of 1 2													
Exterior Wall	12	CEDAR 100	0900	01	1,966	128.8308	152.99	300,778	1900	2000	0	0	149	11.00	149.00	VALUATION BY STANDARD													
Roof Structur	03	GABLE/HIP 100	1 SNGL FAM - 100% - 2022													Heated Area: 1741													
Roof Cover	12	MODULAR MT 100														HX Base Yr 2022													
Interior Wall	05	DRYWALL 100																											
Interior Floo	12	HARDWOOD 60																											
Interior Floo	15	HARDTILE 40																											
Air Condition	03	CENTRAL 100																											
Heating Type	04	AIR DUCTED 100																											
Bedrooms		2 100																											
Bathrooms		3.5 100																											
Frame	02	WOOD FRAME 100																											
Stories	1.5	1.5 100																											
Units		0 100																											
BUD8 Adjustme	02	DIST FB 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																									
BAL	60	15	9	2,052																									
BAS	995	100	995	226,815																									
BAS	209	100	209	47,643																									
FOP	35	30	10	2,280																									
FOP	152	30	46	10,487																									
FSP	126	40	50	11,399																									
FST	75	55	41	9,347																									
FUS	345	100	345	78,645																									
SFB	240	80	192	43,767																									
STR	12	10	1	228																									
TOTALS			2,441	1,966	448,159																								
EXTRA FEATURES			301 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	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1960	1960	3	23	805														
2	0810	CONCRETE A	0 100	55	3	165.00	SF	6.50	6.50	100	2006	2006	3	88	944														
3	0810	CONCRETE A	0 100	33	15	495.00	SF	6.50	6.50	100	2006	2006	3	88	2,831														
4	0866	POOL FIBER	0 100	15	6	90.00	SF	72.00	72.00	100	2006	2006	3	31	2,009														
5	0877	JACUZZI	0 100	0	0	1.00	UT	1,000.00	1,000.00	100	2006	2006	3	31	310														
6	0871	POOL HTR R	0 100	0	0	1.00	UT	2,000.00	2,000.00	100	2006	2006	3	31	620														
7	0810	CONCRETE A	0 100	0	0	500.00	SF	7.09	7.09	100	2006	2006	3	88	3,117														
TOTAL OB/XF 10,636																													
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	40.00	100.00	40.00	FF		1.00	1.00	1.00	4,000.00	4,000.00	160,000												
REVIEW DATE 02/02/2017 BY DJ																													
Total Acres: 0.00 Total Land Value: 160,000 Market: 0 Agricultural: 0 Common: 160,000 PRINTED 08/02/2023 BY SYS																													