

BLOCK 129 LOT 2
IN OR 1882/271
CITY OF FDNA BEACH

NATCO USA INC
PO BOX 15848
FERNANDINA BEACH, FL 32035

2023

00-00-31-1800-0129-0020



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1									
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND															
Exterior Wall	15	CONC BLOCK 50	1701	04	2,243	95.4450	135.53	303,994	1984	1994	0	0	0	30.00	70.00														
Exterior Wall	17	CB STUCCO 50	1 OFFICE 1&2 - 0% - 0													Heated Area: 2184													
Roof Structure	04	WOOD TRUSS 100	Diagram of a rectangular building footprint with dimensions: 34 (width), 21 (height), 30 (width), 4 (height), 49 (width), 1993 (height). The area is labeled BAS 1993.													HX Base Yr													
Roof Cover	03	COMP SHNGL 100																											
Interior Wall	05	DRYWALL 100																											
Interior Floor	14	CARPET 90																											
Interior Floor	11	CLAY TILE 10																											
Ceiling	01	FIN.SUSPD 100																											
Air Condition	03	CENTRAL 100																											
Heating Type	04	AIR DUCTED 100																											
Fixtures	7	100																											
Frame	03	MASONRY 100																											
Story Height	8	100																											
RMS	5	100																											
Stories	1.	1. 100																											
Units	0	100																											
BUD8 Adjustme	02	DIST FB 100																											
Occupancy	00	OWNER OCC 100																											
Quality	03	Quality Level 03																											
DOR CODE	1700	OFFICE BUILDINGS																											
MAP NUM	MKT AREA		01																										
NEIGHBORHOOD/LOC	1095.00																												
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																									
BAS	2,184	100	2,184	207,199																									
CAN	196	30	59	5,597																									
TOTALS	2,380		2,243	212,796																									
EXTRA FEATURES					312 S 8TH 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	0812	CONCRETE C	0	0	0	3,647.00	SF	4.00	4.00	100	1984	1984	3	47	6,856														
2	0812	CONCRETE C	0	0	0	1,109.00	SF	4.00	4.00	100	1993	1993	3	68	3,016														
3	0971	ST LGHT OV	0	0	0	1.00	UT	1,555.00	1,555.00	100	1997	1997	3	45	700														
4	0646	LWN SPRK H	0	0	0	9.00	UT	2.00	2.00	100	1997	1997	3	21	4														
6	0971	ST LGHT OV	0	0	0	1.00	UT	1,555.00	1,555.00	100	2000	2000	3	55	855														
7	0422	CL FNC 4'	0	0	0	99.00	LF	15.00	15.00	100	1984	1984	3	22	327														
8	0402	CONC BUMPE	0	0	0	1.00	UT	25.00	25.00	100	2002	2002	3	87	22														
9	0097	AWNING CN	0	0	0	19.00	SF	65.00	65.00	100	2013	2013	3	75	926														
10	0097	AWNING CN	0	0	0	5.00	SF	65.00	65.00	100	2013	2013	3	75	244														
TOTAL OB/XF 12,950																													
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	001700	C	1STORY OFF	0	0003	MU-8	100.00	100.00	10,000.00	SF		1.00	1.00	1.00	40.00	40.00	400,000												
REVIEW DATE 12/06/2018 BY KK Total Acres: 0.00 Total Land Value: 400,000 Market: 0 Agricultural: 0 Common: 400,000 PRINTED 08/02/2023 BY SYS																													