

BLOCK 136 LOT N1/2 OF 5 &
S1/2 OF S1/2 OF 6
IN OR 1812/1943

CARLTON CATHERINE LVG TRUST/CARLTON CATHERINE A TR
100 MORAVIAN RD
CARROLTON, OH 44615

2023

00-00-31-1800-0136-0051



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
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ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY														
Exterior Wall	10	ABOVE AVG 100	0100	01	1,643	119.7480	108.07	177,559	1925	2000	0	0	10.50	89.50	STANDARD														
Roof Structur	03	GABLE/HIP 100	1 SINGLE FAM - 0% - 0													Heated Area: 1304													
Roof Cover	12	MODULAR MT 70														HX Base Yr													
Roof Cover	01	MINIMUM 30																											
Interior Wall	05	DRYWALL 100																											
Interior Floo	12	HARDWOOD 100																											
Air Condition	03	CENTRAL 100																											
Heating Type	04	AIR DUCTED 100																											
Bedrooms		3 100																											
Bathrooms		2 100																											
Frame	02	WOOD FRAME 100																											
Stories	1.	1. 100																											
Units		0 100																											
BUD8 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	1,304	100	1,304	126,126																									
FOP	84	30	25	2,418																									
UCP	444	20	89	8,608																									
UGR	330	45	148	14,315																									
UOP	48	20	10	967																									
UOP	175	20	35	3,385																									
UST	70	45	32	3,095																									
TOTALS 2,455 1,643 158,915																													
EXTRA FEATURES															427 S 7TH 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	0	4	21	84.00	SF	6.50	6.50	100	1960	1960	3	20	109													
2	0810	CONCRETE A	0	0	47	10	470.00	SF	6.50	6.50	100	1983	1983	3	44	1,344													
3	0819	CONC 12"	0	0	4	2	8.00	SF	9.50	9.50	100	1925	1925	3	20	15													
4	0810	CONCRETE A	0	0	3	11	33.00	SF	6.50	6.50	100	1983	1983	3	44	94													
5	1243	WD DECK F	0	0	8	11	88.00	SF	3.20	3.20	100	1998	1998	3	20	56													
6	0810	CONCRETE A	0	0	29	9	261.00	SF	6.50	6.50	100	2009	2009	3	91	1,544													
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	0	0003	R-2	75.00	100.00	75.00	FF		1.00	1.00	0.80	4,000.00	3,200.00	240,000												
REVIEW DATE 09/12/2018 BY DJX Total Acres: 0.00 Total Land Value: 240,000 Market: 0 Agricultural: 0 Common: 240,000 PRINTED 08/02/2023 BY SYS																													