

BLOCK 137 LOT S1/2 OF 14 & 15
IN OR 1101/297
CITY OF FDNA BEACH

MULLIS LYNANN
403 S 6TH ST
FERNANDINA BEACH, FL 32034

2023

00-00-31-1800-0137-0142



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	05	AVERAGE 60	0100	01	1,228	115.1160	103.89	127,577	1930	1995	0	0	0	13.35	86.65	VALUATION BY STANDARD													
Exterior Wall	14	WD SHINGLE 40	1 SINGLE FAM - 100% - 2002													Heated Area: 1216													
Roof Structure	03	GABLE/HIP 100														HX Base Yr 2002													
Roof Cover	03	COMP SHNGL 100																											
Interior Wall	04	PLYWOOD 100																											
Interior Floor	14	CARPET 80																											
Interior Floor	08	SHT VINYL 20																											
Air Condition	03	CENTRAL 100																											
Heating Type	04	AIR DUCTED 100																											
Bedrooms		3 100																											
Bathrooms		1.5 100																											
Frame		N/A 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	1,216	100	1,216	109,465																									
FOP	15	30	4	360																									
FOP	28	30	8	720																									
TOTALS	1,259		1,228	110,545																									
EXTRA FEATURES			403 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	0510	GARAGE WD-	0	100	23	19	437.00	SF	35.00	35.00	100	1978	1978	3	20	3,059													
3	0810	CONCRETE A	0	100	9	86	774.00	SF	6.50	6.50	100	1970	1970	3	22	1,107													
4	0810	CONCRETE A	0	100	0	0	298.00	SF	6.50	6.50	100	1978	1978	3	30	581													
5	0825	BRICK	0	100	3	5	15.00	SF	8.75	8.75	100	1930	1930	3	20	26													
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	50.00	100.00	50.00	FF		1.00	1.00	1.00	4,000.00	4,000.00	200,000												
REVIEW DATE 11/30/2021 BY RKA Total Acres: 0.00 Total Land Value: 200,000 Market: 0 Agricultural: 0 Common: 200,000 PRINTED 08/02/2023 BY SYS																													