

WALKER JASON L & NAN L
530 S 6TH ST
FERNANDINA BEACH, FL 32034

00-00-31-1800-0140-0040

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 2									
ELEMENT	CD	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND																
Exterior Wall	12	0900	01	2,456	125.0304	148.47	364,642	1900	1995	0	0	13.50	86.50																
Roof Structure	03	1 SNGL FAM - 100% - 2022													Heated Area: 2027														
Roof Cover	12														HX Base Yr 2022														
Interior Wall	05																												
Interior Floor	12																												
Interior Floor	11																												
Air Condition	03																												
Heating Type	04																												
Bedrooms																													
Bathrooms																													
Frame	02																												
Stories	1.5																												
Units																													
BUD8 Adjustme	02																												
Occupancy	00																												
Quality														05	Quality Level 05														
DOR CODE														0100	SINGLE FAMILY														
MAP NUM														MKT AREA															
NEIGHBORHOOD/LOC														1001.00															
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																									
BAS	1,176	100	1,176	151,030																									
BAS	200	100	200	25,685																									
FCP	160	25	40	5,137																									
FEP	248	80	198	25,428																									
FOP	248	30	74	9,504																									
FOP	312	30	94	12,072																									
FUS	651	100	651	83,606																									
UOP	114	20	23	2,954																									
TOTALS														3,109	2,456	315,415													
EXTRA FEATURES														530 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	0100	BAR-B-Q	0100	0	0	1.00	UT	200.00	200.00	100	2005	2005	3	27	54														
2	0462	ST/AL FNC	0100	160	4	640.00	SF	10.00	10.00	100	2005	2005	3	44	2,816														
3	1125	CB/STC 6"	0100	50	5	250.00	SF	7.35	7.35	100	2005	2005	3	87	1,599														
4	1241	WD DECK G	0100	16	4	64.00	UT	11.50	11.50	100	2005	2005	3	44	324														
5	0810	CONCRETE A	0100	0	0	2,000.00	SF	6.50	6.50	100	2005	2005	3	87	11,310														
TOTAL OB/XF 16,103																													
LAND DESCRIPTION																													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH 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	100.00	100.00	100.00	FF		1.00	1.00	0.70	4,000.00	2,800.00	280,000												
REVIEW DATE 07/26/2018 BY DJX Total Acres: 0.00 Total Land Value: 280,000 Market: 0 Agricultural: 0 Common: 280,000 PRINTED 08/02/2023 BY SYS																													

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