

BLOCK 146 N1/2 OF LOT 8
IN OR 2223/233
CITY OF FDNA BEACH

JAMESON TOM WADE/SCHINELLA PATRICK J
603 S 10TH STREET
FERNANDINA BEACH, FL 32034

2023

00-00-31-1800-0146-0081



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	10	ABOVE AVG 100	0100	01	1,470	114.2400	103.10	151,557	2006	2006	0	0	7.50	92.50	VALUATION BY STANDARD																	
Roof Structur	03	GABLE/HIP 100	1 SINGLE FAM - 100% - 2019										Heated Area: 1326										HX Base Yr 2019									
Roof Cover	03	COMP SHNGL 100																														
Interior Wall	05	DRYWALL 100																														
Interior Floop	07	CORK/VTILE 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																														
Occupancy	00	NONE 100																														
Quality			03	Quality Level 03																												
DOR CODE			0100	SINGLE FAMILY																												
MAP NUM			MKT AREA										01																			
NEIGHBORHOOD/LOC			1009.00																													
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																												
BAS	1,326	100	1,326	126,458																												
FGR	250	55	138	13,161																												
FOP	20	30	6	573																												
TOTALS			1,596	1,470	140,190																											
EXTRA FEATURES										603 S 10TH ST, FERNANDINA BEACH										BLD DATE XF DATE INC DATE												
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	100	6	8	48.00	SF	6.50	6.50	100	2006	2006	3	88	275																
2	0810	CONCRETE A	0	100	55	8	440.00	SF	6.50	6.50	100	2006	2006	3	88	2,517																
3	0810	CONCRETE A	0	100	9	4	36.00	SF	6.50	6.50	100	2006	2006	3	88	206																
4	0479	VF PICKET	0	100	0	0	157.00	LF	10.00	10.00	100	2009	2009	3	78	1,225																
5	0476	VF 6 SBPL	0	100	0	0	125.00	LF	32.00	32.00	100	2006	2006	3	72	2,880																
6	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2006	2006	3	72	216																
7	0476	VF 6 SBPL	0	100	0	0	30.00	LF	16.00	16.00	100	2006	2006	3	72	346																
LAND DESCRIPTION										TOTAL OB/XF										7,665												
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		R-2	50.00	100.00	50.00	FF		1.00	1.00	1.00	2,000.00	2,000.00	100,000															
REVIEW DATE 05/17/2019 BY DJA Total Acres: 0.00 Total Land Value: 100,000 Market: 0 Agricultural: 0 Common: 100,000 PRINTED 08/02/2023 BY SYS																																