

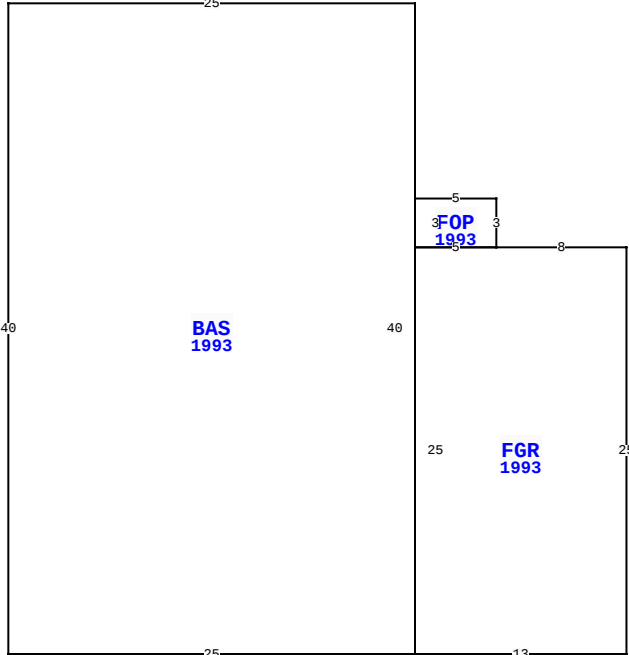
BLOCK 152 LOTS 29 & 30
IN OR 2216/1195
CITY OF FDNA BEACH

CATER DAWN M
PO BOX 8765
WARWICK, RI 02888

2023

00-00-31-1800-0152-0290



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	VALUATION SUMMARY														
Exterior Wall	05	AVERAGE 100	0100	01	1,183	112.7840	101.79	120,418	1981	1990	0	0	0	15.25	84.75	STANDARD													
Roof Structur	03	GABLE/HIP 100	1 SINGLE FAM - 0% - 0													Heated Area: 1000													
Roof Cover	03	COMP SHNGL 100														HX Base Yr													
Interior Wall	04	PLYWOOD 100																											
Interior Floo	14	CARPET 80																											
Interior Floo	08	SHT VINYL 20																											
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			02	Quality Level 02																									
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	1,000	100	1,000	86,267																									
FGR	325	55	179	15,441																									
FOP	15	30	4	345																									
TOTALS			1,340	1,183	102,054																								
EXTRA FEATURES			707 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													
2	0810	CONCRETE A	0	0	50	9			6.50	100	1981	1981	3	38	1,112														
3	0810	CONCRETE A	0	0	19	3			6.50	100	1981	1981	3	38	141														
4	0851	PATIO STON	0	0	25	3			0.75	100	1993	1993	3	68	38														
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	0006	R-2	50.00	100.00	50.00	FF		1.00	1.00	1.00	3,500.00	3,500.00	175,000												
REVIEW DATE 09/12/2018 BY DJX Total Acres: 0.00 Total Land Value: 175,000 Market: 0 Agricultural: 0 Common: 175,000 PRINTED 08/02/2023 BY SYS																													