

BLOCK 180 E1/2 OF LOT 8
IN OR 2166/1243
CITY OF FDNA BEACH

WILSON CYNTHIA M
PO BOX 15032
FERNANDINA BEACH, FL 32035

2023

00-00-31-1800-0180-0081



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	VALUATION SUMMARY																	
Exterior Wall	05	AVERAGE 100	0100	01	1,115	119.8330	108.15	120,587	1973	1990	0	0	0	15.25	84.75	VALUATION BY STANDARD																
Roof Structur	03	GABLE/HIP 100	1 SINGLE FAM - 100% - 2019										Heated Area: 1104					HX Base Yr 2019					Tax Group: 2					Tax Dist:				
Roof Cover	03	COMP SHNGL 100											BUILDING MARKET VALUE					102,197														
Interior Wall	05	DRYWALL 100											TOTAL MARKET OB/XF VALUE					617														
Interior Floop	11	CLAY TILE 100											TOTAL LAND VALUE - MARKET					87,500														
Air Condition	03	CENTRAL 100											TOTAL MARKET VALUE					190,314														
Heating Type	04	AIR DUCTED 100											SOH/AGL Deduction					70,940														
Bedrooms	03	3 100											ASSESSED VALUE					119,374														
Bathrooms	03	1 100											TOTAL EXEMPTION VALUE					50,000														
Frame	02	WOOD FRAME 100											BASE TAXABLE VALUE					69,374														
Stories	1.	1. 100											TOTAL JUST VALUE					190,314														
Units	0	0 100											NCON VALUE					0														
BUD8 Adjustme	02	DIST FB 100	INCOME VALUE																													
Occupancy	00	NONE 100	PREVIOUS YEAR MKT VALUE					189,986																								
Quality		02	Quality Level 02																													
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	1,104	100	1,104	101,190																												
FOP	24	30	7	642																												
STP	40	10	4	367																												
TOTALS		1,168	1,115	102,197																												
EXTRA FEATURES					814 KELP 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	0 100	35 10	350.00	SF	6.50	6.50	100	1973	1973	3	25	569																		
2	0810	CONCRETE A	0 100	9 3	27.00	SF	7.15	7.15	100	1973	1973	3	25	48																		
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	MU-8	50.00	100.00	5,000.00	SF		1.00	1.00	1.00	17.50	17.50	87,500															
REVIEW DATE 05/21/2019 BY DJA Total Acres: 0.00 Total Land Value: 87,500 Market: 0 Agricultural: 0 Common: 87,500 PRINTED 08/02/2023 BY SYS																																