

BLK 181 E1/2 OF LOT 1
CITY OF FDNA BEACH S/D OF
SEC 24-3N-28E UNR

MITCHELL DONNA
1852 DRURY ROAD
FERNANDINA BEACH, FL 32034

2023

00-00-31-1800-0181-0011



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 100	0100	01	1,124	109.7630	99.06	111,343	1972	1995	0	0	0	13.25	86.75	VALUATION BY STANDARD									
Roof Structur	03	GABLE/HIP 100	1 SINGLE FAM - 0% - 0													Heated Area: 1104 HX Base Yr									
Roof Cover	03	COMP SHNGL 100	24 37 46 4 5 4 9 12 12 4 12 BAS 1993 FOP 1993																						
Interior Wall	05	DRYWALL 100																							
Interior Floo	14	CARPET 70																							
Interior Floo	08	SHT VINYL 30																							
Air Condition	03	CENTRAL 100																							
Heating Type	04	AIR DUCTED 100																							
Bedrooms		3 100																							
Bathrooms		1.5 100																							
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			1009.00																						
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																					
BAS	1,104	100	1,104	94,872																					
FOP	20	30	6	515																					
FOP	48	30	14	1,203																					
TOTALS			1,172	1,124	96,590																				
EXTRA FEATURES			906 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	0940	SHEDS/PORT	0 0	10 16	160.00	SF	30.00	30.00	100	1990	1990	3	20	960											
LAND DESCRIPTION			TOTAL OB/XF 960																						
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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	MU-8	50.00	100.00	5,241.00	SF		1.00	1.00	1.00	17.50	17.50	91,718								
REVIEW DATE 03/08/2017 BY DJX Total Acres: 0.00 Total Land Value: 91,718 Market: 0 Agricultural: 0 Common: 91,718 PRINTED 08/02/2023 BY SYS																									