

BLOCK 184 LOTS 1 2 7 8 &
PT OF LOTS 3 & 6 &
PT S 9TH ST R/W IN OR 977/1632

SOUTH FLETCHER PROPERTIES LLC/
960194 GATEWAY BLVD STE 101
FERNANDINA BEACH, FL 32034

2023

00-00-31-1800-0184-0000



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	17	CB STUCCO 100								2501	06	10,960	96.3144	85.00	931,600	1986	1986	0	0	0	48.00	52.00											
Roof Structur	04	WOOD TRUSS 100								1 SERV SHOP - 0% - 0														Heated Area: 5464									
Roof Cover	12	MODULAR MT 100																						HX Base Yr									
Interior Wall	05	DRYWALL 100																															
Interior Floo	07	CORK/VTILE 50																															
Interior Floo	14	CARPET 50																															
Ceiling	01	FIN.SUSPD 100																															
Air Condition	03	CENTRAL 100																															
Heating Type	04	AIR DUCTED 100																															
Plumbing	11	100																															
Frame	03	MASONRY 100																															
Story Height		9 100																															
RMS		9 100																															
Stories	2.	2. 100																															
Class	00	. 100																															
Units		0 100																															
BUD8 Adjustme	05	DIST 1A 100																															
Occupancy	00	OWNER OCC 100																															
Quality	03	Quality Level 03																															
DOR CODE	2500	REPAIR SERVICE																															
MAP NUM																																	
NEIGHBORHOOD/LOC	2002.00																																
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																													
BAS	2,700	100	2,700	119,340																													
CAN	84	30	25	1,105																													
FST	2,216	70	1,551	68,554																													
GOF	2,684	210	5,636	249,111																													
SFB	100	80	80	3,536																													
UST	936	50	468	20,686																													
UST	1,000	50	500	22,100																													
TOTALS	9,720		10,960	484,432																													
EXTRA FEATURES					1235 S 10TH 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	0812	CONCRETE C	0 0	0 0	1,665.00	SF	4.00	4.00	100	1986	1986	3	52	3,463																			
2	0812	CONCRETE C	0 0	0 0	6,650.00	SF	4.00	4.00	100	1986	1986	3	52	13,832																			
3	0856	POROUS CC	0 0	0 0	19,449.00	SF	1.88	1.88	100	1986	1986	3	52	18,963																			
5	0424	CL FNC 6'	0 0	0 0	305.00	LF	20.00	20.00	100	2001	2001	3	58	3,538																			
6	0424	CL FNC 6'	0 0	0 0	305.00	LF	20.00	20.00	100	2001	2001	3	58	3,538																			
7	0466	FNC GT 20'	0 0	0 0	1.00	UT	750.00	750.00	100	2001	2001	3	58	435																			
8	0430	CL FNC 6B	0 0	0 0	21.00	LF	9.70	9.70	100	2001	2001	3	58	118																			
9	6001	ROLLUP DR	0 0	0 0	6.00	UT	400.00	400.00	100	1986	1986	3	20	480																			
10	0978	SECURTY LT	0 0	0 0	16.00	UT	450.00	450.00	100	1998	1998	3	48	3,456																			
11	0940	SHEDS/PORT	0 0	8 10	80.00	SF	30.00	30.00	100	2001	2001	3	20	480																			
LAND DESCRIPTION					TOTAL OB/XF 48,303																												
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	002500	C	SRVC SHOPS	0	0006	CI	202.00	230.00	46,460.00	SF		1.00	1.00	1.00	10.00	10.00	464,600																
REVIEW DATE 03/16/2020 BY KK Total Acres: 0.00 Total Land Value: 464,600 Market: 0 Agricultural: 0 Common: 464,600 PRINTED 08/02/2023 BY SYS																																	

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