

BLOCK 196 LOT 8
IN OR 1710/100
R/W IN OR 150/517

GALLUP WILLIAM F
1090 OLIVE ST
FERNANDINA BEACH, FL 32034

2023

00-00-31-1800-0196-0080



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	860	108.0000	97.47	83,824	1986	1986	0	0	0	16.25	83.75	VALUATION BY STANDARD																
Roof Structur	03	GABLE/HIP 100	1 SINGLE FAM - 100% - 2016													Heated Area: 860 HX Base Yr 2016																
Roof Cover	03	COMP SHNGL 100														Tax Group: 8 Tax Dist:																
Interior Wall	05	DRYWALL 100														BUILDING MARKET VALUE 70,203																
Interior Floo	14	CARPET 80														TOTAL MARKET OB/XF VALUE 418																
Interior Floo	08	SHT VINYL 20														TOTAL LAND VALUE - MARKET 75,000																
Air Condition	02	WINDOW 100														TOTAL MARKET VALUE 145,621																
Heating Type	02	CONVECTION 100														SOH/AGL Deduction 72,134																
Bedrooms	3	100														ASSESSED VALUE 73,487																
Bathrooms	1	100														TOTAL EXEMPTION VALUE HX HB 48,487																
Frame	02	WOOD FRAME 100														BASE TAXABLE VALUE 25,000																
Stories	1.	1. 100														TOTAL JUST VALUE 145,621																
Units	0	100	NCON VALUE 0																													
BUD8 Adjustme	05	DIST 1A 100	INCOME VALUE																													
Occupancy	00	NONE 100	PREVIOUS YEAR MKT VALUE 148,597																													
Quality			03	Quality Level 03																												
DOR CODE			0100 SINGLE FAMILY																													
MAP NUM																MKT AREA			02													
NEIGHBORHOOD/LOC			2001.00																													
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																												
BAS	860	100	860	70,203																												
TOTALS			860	860	70,203																											
EXTRA FEATURES			1090 OLIVE 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	1242	WD DECK A	0	100	10	15			10.00	SF	10.00	1990	1990	3	20	300																
2	0819	CONC 12"	0	100	5	4			9.50	SF	9.50	1990	1990	3	62	118																
LAND DESCRIPTION			TOTAL OB/XF 418																													
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	100	0007	CI	100.00	100.00	100.00	FF		1.00	1.00	1.00	750.00	750.00	75,000															
REVIEW DATE 07/23/2018 BY DJX Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/02/2023 BY SYS																																