

BLK 210 LOTS 1,2,N1/2 LOT 3 &
PT ABND R/W IN OR 2034/1716
CITY OF FDNA BEACH S/D OF

AMELIA PV INVESTMENTS LLC
304 17TH ST
FERNANDINA BEACH, FL 32034

2023

00-00-31-1800-0210-0020



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	19	COMMON BRK 60	8810	04	4,658	104.7254	83.26	387,825	1977	1997	0	0	0	25.00	75.00	STANDARD																			
Exterior Wall	10	ABOVE AVG 40	1 KENNELS - 0% - 0										Heated Area: 4356										HX Base Yr												
Roof Structur	04	WOOD TRUSS 100											STF 2018										BAS 1993												
Roof Cover	03	COMP SHNGL 80											BAS 2018										FUS 1993												
Roof Cover	12	MODULAR MT 20											FOP 2024										BAS 1993												
Interior Wall	05	DRYWALL 100											FOP 1993										BAS 2018												
Interior Floo	13	LVT/LAMNT 100											FOP 1993										BAS 2018												
Ceiling	01	FIN.SUSPD 100											FOP 1993										BAS 2018												
Air Condition	03	CENTRAL 100											FOP 1993										BAS 2018												
Heating Type	04	AIR DUCTED 100											FOP 1993										BAS 2018												
Fixtures		20 100											FOP 1993										BAS 2018												
Frame	02	WOOD FRAME 100											FOP 1993										BAS 2018												
Story Height		9 100											FOP 1993										BAS 2018												
RMS		20 100											FOP 1993										BAS 2018												
Stories	2.	2. 100											FOP 1993										BAS 2018												
Units		0 100											FOP 1993										BAS 2018												
BUD8 Adjustme	05	DIST 1A 100											FOP 1993										BAS 2018												
Occupancy	00	NONE 100											FOP 1993										BAS 2018												
Quality	03	Quality Level 03											FOP 1993										BAS 2018												
DOR CODE	1100	STORES, 1 STORY											FOP 1993										BAS 2018												
MAP NUM		MKT AREA	02													FOP 1993										BAS 2018									
NEIGHBORHOOD/LOC	2001.00															FOP 1993										BAS 2018									
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE												FOP 1993										BAS 2018									
BAS	552	100	552	34,470												FOP 1993										BAS 2018									
BAS	1,370	100	1,370	85,550												FOP 1993										BAS 2018									
BAS	72	100	72	4,496												FOP 1993										BAS 2018									
BAS	472	100	472	29,474												FOP 1993										BAS 2018									
FOP	63	30	19	1,187												FOP 1993										BAS 2018									
FOP	192	30	58	3,622												FOP 1993										BAS 2018									
FOP	200	30	60	3,747												FOP 1993										BAS 2018									
FUS	1,890	100	1,890	118,021												FOP 1993										BAS 2018									
STR	72	10	7	437												FOP 1993										BAS 2018									
UCP	529	20	106	6,620												FOP 1993										BAS 2018									
TOTALS	5,672		4,658	290,869												FOP 1993										BAS 2018									
EXTRA FEATURES										1108 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	0504	FP-ELECTRI	0	0	0	0	1.00	UT	500.00	500.00	100	1977	1977	3	42	210																			
5	0810	CONCRETE A	0	0	18	5	90.00	SF	6.50	6.50	100	2018	2018	3	98	573																			
6	0810	CONCRETE A	0	0	16	18	288.00	SF	6.50	6.50	100	2018	2018	3	98	1,835																			
7	0462	ST/AL FNC	0	0	14	0	84.00	SF	10.00	10.00	100	2018	2018	3	90	756																			
8	0443	STK FNC 6'	0	0	0	0	128.00	LF	10.00	10.00	100	2018	2018	3	86	1,101																			
9	0424	CL FNC 6'	0	0	0	0	900.00	LF	20.00	20.00	100	2018	2018	3	95	17,100																			
10	0464	FNC GT 10'	0	0	0	0	1.00	UT	350.00	350.00	100	2018	2018	3	95	333																			
11	0463	FENCE GATE	0	0	0	0	2.00	UT	300.00	300.00	100	2018	2018	3	95	570																			
12	0422	CL FNC 4'	0	0	0	0	68.00	LF	15.00	15.00	100	2018	2018	3	95	969																			
13	0966	FIRE SPRNK	0	0	0	0	4,356.00	SF	3.00	3.00	100	2018	2018	3	98	12,807																			
LAND DESCRIPTION										TOTAL OB/XF										36,254															
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV											
1	001100	C	STORE 1FLR	0	0006	CI	258.00	230.00	65,340.00	SF		1.00	1.00	1.00	3.00	3.00	196,020																		
2	009530	C	POND	0			172.00	230.00	0.77	AC		1.00	1.00	1.00	2,500.00	2,500.00	1,925																		