

BLK 213 S'LY 41 FT OF
E'LY 100 FT OF W 130 FT
OF LOT 7 & N'LY 24.5

MCCLURG KATHLEEN I
920 DIVISION ST
FERNANDINA BEACH, FL 32034

2023

00-00-31-1800-0213-0076



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	19	COMMON BRK 100	0100	01	1,095	151.1560	136.42	149,380	1974	2007	0	0	0	13.75	86.25	VALUATION SUMMARY													
Roof Structur	03	GABLE/HIP 100	1 SINGLE FAM - 100% - 2017													Heated Area: 975													
Roof Cover	03	COMP SHNGL 100														HX Base Yr 2017													
Interior Wall	05	DRYWALL 100																											
Interior Floo	08	SHT VINYL 70																											
Interior Floo	14	CARPET 30																											
Air Condition	03	CENTRAL 100																											
Heating Type	04	AIR DUCTED 100																											
Bedrooms		3 100																											
Bathrooms		1 100																											
Frame	03	MASONRY 100																											
Stories	1.	1. 100																											
Units		0 100																											
BUD8 Adjustme	02	DIST FB 100																											
Occupancy	00	NONE 100																											
Quality			06	Quality Level 06																									
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	975	100	975	114,721																									
FCP	273	25	68	8,001																									
FOP	175	30	52	6,119																									
TOTALS			1,423	1,095			128,840																						
EXTRA FEATURES			920 DIVISION 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	18	3	54.00	SF	6.50	6.50	100	1974	1974	3	26	91													
2	0810	CONCRETE A	0	100	10	9	90.00	SF	6.50	6.50	100	1974	1974	3	26	152													
3	0811	CONCRETE B	0	100	46	9	414.00	SF	5.20	5.20	100	2016	2016	3	97	2,088													
LAND DESCRIPTION																		TOTAL OB/XF 2,331											
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	R-2	65.00	100.00	65.50	FF		1.00	1.00	0.90	2,000.00	1,800.00	117,900												
REVIEW DATE 03/30/2017 BY DJ Total Acres: 0.00 Total Land Value: 117,900 Market: 0 Agricultural: 0 Common: 117,900 PRINTED 08/02/2023 BY SYS																													