

BLOCK 232 E1/2 OF N 14
FT OF C OF 1 E1/2 OF D OF 1
IN OR 790/1089

WIGGINS JACQUELINE A
1214 FIR ST
FERNANDINA BEACH, FL 32034

2023

00-00-31-1800-0232-01D1



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1									
ELEMENT	CD		TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND														
Exterior Wall	19	COMMON BRK 100	0100	01	1,758	121.6000	109.74	192,923	1954	1985	0	0	0	28.50	71.50														
Roof Structur	03	GABLE/HIP 100	1 SINGLE FAM - 100% - 1998														Heated Area: 1632												
Roof Cover	03	COMP SHNGL 100															HX Base Yr 1998												
Interior Wall	04	PLYWOOD 50																											
Interior Wall	05	DRYWALL 50																											
Interior Floo	12	HARDWOOD 100																											
Air Condition	03	CENTRAL 100																											
Heating Type	04	AIR DUCTED 100																											
Bedrooms		2 100																											
Bathrooms		2 100																											
Frame	03	MASONRY 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	1,632	100	1,632	128,054																									
FEP	48	80	38	2,982																									
FSP	220	40	88	6,905																									
TOTALS		1,900	1,758	137,940																									
EXTRA FEATURES					1214 FIR 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	4	16	64.00	SF	6.50	6.50	100	1954	1954	3	20	83													
2	0810	CONCRETE A	0	100	11	26	286.00	SF	6.50	6.50	100	1990	1990	3	62	1,153													
3	0825	BRICK	0	100	0	0	20.00	SF	12.50	12.50	100	1954	1954	3	32	80													
4	0810	CONCRETE A	0	100	9	20	180.00	SF	6.50	6.50	100	1990	1990	3	62	725													
5	0810	CONCRETE A	0	100	9	8	72.00	SF	6.50	6.50	100	1980	1980	3	35	164													
6	0940	SHEDS/PORT	0	100	10	12	120.00	SF	19.50	19.50	100	2008	2008	3	40	936													
LAND DESCRIPTION																													
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	50.00	100.00	50.00	FF		1.00	1.00	1.00	2,000.00	2,000.00	100,000												
REVIEW DATE 05/30/2019 BY DJA Total Acres: 0.00 Total Land Value: 100,000 Market: 0 Agricultural: 0 Common: 100,000 PRINTED 08/02/2023 BY SYS																													