

BLOCK 241 E'LY 47.72 FT OF
LOTS 81 THRU 84
IN OR 2247/1177

BRAT TRUST
1320 ELM ST UNIT A
FERNANDINA BEACH, FL 32034

2023

00-00-31-1800-0241-0811



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	STANDARD																
Exterior Wall	05	AVERAGE 80								0320	01	1,252	101.2960	96.23	120,480	1987	1987	0	0	0	16.30	83.70	VALUATION BY																
Exterior Wall	16	WD FR STUC 20								1 TOWNHOUSE - 0% - 0										Heated Area: 1089										HX Base Yr									
Roof Structur	03	GABLE/HIP 100																		Tax Group: 2										Tax Dist:									
Roof Cover	03	COMP SHNGL 100																		BUILDING MARKET VALUE										100,842									
Interior Wall	05	DRYWALL 100																		TOTAL MARKET OB/XF VALUE										4,976									
Interior Floo	14	CARPET 80																		TOTAL LAND VALUE - MARKET										96,000									
Interior Floo	08	SHT VINYL 20																		TOTAL MARKET VALUE										201,818									
Air Condition	03	CENTRAL 100																		SOH/AGL Deduction										17,126									
Heating Type	04	AIR DUCTED 100																		ASSESSED VALUE										184,692									
Bedrooms	2	100																		TOTAL EXEMPTION VALUE										0									
Bathrooms	2	100																		BASE TAXABLE VALUE										184,692									
Frame	02	WOOD FRAME 100																		TOTAL JUST VALUE										201,818									
Common Wall	1.	1. 100								NCON VALUE										0																			
Stories	0	100								INCOME VALUE																													
Units	02	DIST FB 100								PREVIOUS YEAR MKT VALUE										187,609																			
BUD8 Adjustme	00	NONE 100																																					
Occupancy																																							
Quality	03	Quality Level 03																																					
DOR CODE	0100	SINGLE FAMILY																																					
MAP NUM		MKT AREA																																					
NEIGHBORHOOD/LOC	1009.00																																						
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																																			
BAS	1,089	100	1,089	87,713																																			
FGR	220	55	121	9,746																																			
FOP	14	30	4	322																																			
FSP	96	40	38	3,061																																			
TOTALS	1,419		1,252	100,842																																			
EXTRA FEATURES					1320 ELM 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	0	58	3	174.00	SF	6.50	6.50	100	1987	1987	3	54.5	616																							
2	0810	CONCRETE A	0	0	51	16	816.00	SF	6.50	6.50	100	1987	1987	3	54.5	2,891																							
3	0940	SHEDS/PORT	0	0	6	10	60.00	SF	30.00	30.00	100	1995	1995	3	20	360																							
4	0810	CONCRETE A	0	0	18	12	216.00	SF	6.50	6.50	100	1999	1999	3	79	1,109																							
TOTAL OB/XF 4,976																																							
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	0	0006	R-2	48.00	100.00	48.00	FF		1.00	1.00	1.00	2,000.00	2,000.00	96,000																						
REVIEW DATE 10/08/2018 BY DJX Total Acres: 0.00 Total Land Value: 96,000 Market: 0 Agricultural: 0 Common: 96,000 PRINTED 08/02/2023 BY SYS																																							