



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	1,504	111.1800	100.34	150,911	1997	1997	0	0	0	12.25	87.75	VALUATION BY STANDARD																									
Roof Structur	03	GABLE/HIP 100	1 SINGLE FAM - 100% - 1998													Heated Area: 1252													HX Base Yr 1998												
Roof Cover	03	COMP SHNGL 100																																							
Interior Wall	05	DRYWALL 100																																							
Interior Floo	14	CARPET 90																																							
Interior Floo	08	SHT VINYL 10																																							
Air Condition	03	CENTRAL 100																																							
Heating Type	04	AIR DUCTED 100																																							
Bedrooms	3	100																																							
Bathrooms	2	100																																							
Frame	02	WOOD FRAME 100																																							
Stories	1.	1. 100																																							
Units	0	100																																							
Occupancy	00	NONE 100																																							
Quality			03	Quality Level 03																																					
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	1,252	100	1,252	110,237																																					
FGR	445	55	245	21,572																																					
FOP	16	30	5	441																																					
PTO	48	5	2	176																																					
TOTALS			1,761	1,504	132,424																																				
EXTRA FEATURES					528 S 13TH TER, 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	0	0		853.00	SF 6.50	6.50	100	1997	1997	3	75	4,158																									
2	0752	USP	0	100	0	0		160.00	SF 15.00	15.00	100	1997	1997	3	26	624																									
3	0940	SHEDS/PORT	0	100	8	10		80.00	SF 30.00	30.00	100	1998	1998	3	20	480																									
4	0810	CONCRETE A	0	100	0	0		1,723.00	SF 6.50	6.50	100	1998	1998	3	77	8,624																									
LAND DESCRIPTION					TOTAL OB/XF										13,886																										
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 06/15/2022 BY DJA Total Acres: 0.00 Total Land Value: 100,000 Market: 0 Agricultural: 0 Common: 100,000 PRINTED 08/02/2023 BY SYS																																									

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0786/0241	3/04/1997	WD	Q	I		72,300
GRANTOR: PROCACCI REAL ESTATE						
GRANTEE: HARDY MERRITT S						
0777/1872	11/27/1996	WD	U	V	09	22,500
GRANTOR: PROCACCI REAL ESTATE						
GRANTEE: ATLANTIC BUILDERS I						
BUILDING NOTES						
BUILDING DIMENSIONS						
BAS=[YR=1997] W19 PTO=[YR=1997] N6 W8 S6 E8 \$ W18 S23 FGR=[YR=1997] S24 E20 FOP=[YR=1997] E4 N4 W4 S4 \$ N19 W3 N3 W10 N2 W7 \$ E7 S2 E10 S3 E3 S15 E4 S2 E13 N45 \$.						