

BLK 243 W 125FT OF N 125FT
OF LOT 1
IN OR 1835/696

ROSS DEAN & ANNA
1306 ATLANTIC AV
FERNANDINA BEACH, FL 32034

2023

00-00-31-1800-0243-0012



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
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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	11	BD/BTN AVG 100	0900	01	4,113	90.6840	107.69	442,929	1900	1980	0	0	21.00	79.00	VALUATION BY STANDARD														
Roof Structur	08	IRREGULAR 100	1 SNGL FAM - 0% - 2014													Heated Area: 4082													
Roof Cover	12	MODULAR MT 90	HX Base Yr 2014																										
Roof Cover	03	COMP SHNGL 10																											
Interior Wall	05	DRYWALL 80																											
Interior Wall	03	PLASTER 20																											
Interior Floo	12	HARDWOOD 80																											
Interior Floo	14	CARPET 20																											
Air Condition	03	CENTRAL 100																											
Heating Type	04	AIR DUCTED 100																											
Bedrooms	7	100																											
Bathrooms	5	100																											
Frame	02	WOOD FRAME 100																											
Stories	1.5	1.5 100																											
Units	0	100																											
BUD8 Adjustme	02	DIST FB 100																											
Occupancy	00	NONE 100																											
Quality	01	Quality Level 01																											
DOR CODE	0100	SINGLE FAMILY																											
MAP NUM		MKT AREA																											
NEIGHBORHOOD/LOC	1012.00																												
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																									
BAS	2,468	100	2,468	209,965																									
FOP	18	30	5	425																									
FOP	28	30	8	681																									
FOP	45	30	14	1,191																									
FUS	752	100	752	63,977																									
FUS	862	100	862	73,335																									
UOP	20	20	4	340																									
TOTALS	4,193		4,113	349,914																									
EXTRA FEATURES															1306 ATLANTIC AV, 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	0510	GARAGE WD-	0	100	20	16	320.00	SF	35.00	35.00	100	1940	1940	3	20	2,240													
2	0810	CONCRETE A	0	100	0	0	269.00	SF	6.50	6.50	100	1950	1950	3	20	350													
3	0825	BRICK	0	100	0	0	137.00	SF	12.50	12.50	100	1950	1950	3	20	343													
4	0810	CONCRETE A	0	100	112	2	224.00	SF	6.50	6.50	100	1950	1950	3	20	291													
5	0810	CONCRETE A	0	100	0	0	317.00	SF	6.50	6.50	100	1974	1974	3	26	536													
6	0810	CONCRETE A	0	100	29	12	348.00	SF	6.50	6.50	100	1970	1970	3	22	498													
7	1241	WD DECK G	0	100	20	4	80.00	UT	11.50	11.50	100	1990	1990	3	20	184													
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	0003	MU-1	125.00	125.00	125.00	FF	1	1.09	1.00	1.09	2,400.00	2,616.00	327,000												
REVIEW DATE 06/04/2018 BY DJX Total Acres: 0.00 Total Land Value: 327,000 Market: 0 Agricultural: 0 Common: 327,000 PRINTED 08/02/2023 BY SYS																													