

BLK 260 TRACTS A,B & C OF
LOT 10 IN OR 1367/823
CITY OF FDNA BEACH

COOK WILLIAM K JR
P O BOX 1001
FERNANDINA BEACH, FL 32035

2023

00-00-31-1800-0260-10A0



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	18	CEMENT BRK 100	0100	01	3,353	109.5720	98.89	331,578	1951	1990	0	0	24.00	76.00	VALUATION BY STANDARD														
Roof Structur	03	GABLE/HIP 100	1 SINGLE FAM - 0% - 0													Heated Area: 2786 HX Base Yr													
Roof Cover	03	COMP SHNGL 100														Tax Group: 2 Tax Dist:													
Interior Wall	03	PLASTER 50														BUILDING MARKET VALUE 251,999													
Interior Wall	05	DRYWALL 50														TOTAL MARKET OB/XF VALUE 9,587													
Interior Floo	12	HARDWOOD 80														TOTAL LAND VALUE - MARKET 369,600													
Interior Floo	11	CLAY TILE 20														TOTAL MARKET VALUE 631,186													
Air Condition	03	CENTRAL 100														SOH/AGL Deduction 30,188													
Heating Type	04	AIR DUCTED 100														ASSESSED VALUE 600,998													
Bedrooms	2	100														TOTAL EXEMPTION VALUE 0													
Bathrooms	2	100														BASE TAXABLE VALUE 600,998													
Frame	02	WOOD FRAME 100														TOTAL JUST VALUE 631,186													
Stories	1.	1. 100	NCON VALUE 0																										
Units	0	100	INCOME VALUE																										
BUD8 Adjustme	02	DIST FB 100	PREVIOUS YEAR MKT VALUE 546,362																										
Occupancy	00	NONE 100																											
Quality	03	Quality Level 03																											
DOR CODE	0100	SINGLE FAMILY																											
MAP NUM		MKT AREA	01																										
NEIGHBORHOOD/LOC	1012.00																												
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																									
BAS	2,786	100	2,786	209,386																									
FEP	320	80	256	19,240																									
FGR	552	55	304	22,848																									
UOP	36	20	7	526																									
TOTALS	3,694		3,353	251,999																									
EXTRA FEATURES					1428 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	0500	FP-PRE FAB	0	0	0	0	2.00	UT 3,500.00	3,500.00	100	1951	1951	3	20	1,400														
2	0825	BRICK	0	0	0	0	509.00	SF 12.50	12.50	100	1980	1980	3	75	4,772														
3	0825	BRICK	0	0	41	3	123.00	SF 12.50	12.50	100	1980	1980	3	75	1,153														
4	0810	CONCRETE A	0	0	0	0	1,740.00	SF 6.50	6.50	100	1960	1960	3	20	2,262														
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	0003	R-1	154.00	172.00	154.00	FF		1.00	1.00	1.00	2,400.00	2,400.00	369,600												
REVIEW DATE 10/28/2018 BY KW Total Acres: 0.00 Total Land Value: 369,600 Market: 0 Agricultural: 0 Common: 369,600 PRINTED 08/02/2023 BY SYS																													