

BLOCK 275 LOTS 6 7 8 9 14
15 E OF RR & LOTS 16 THRU 22
IN OR 1406/317

BILLINGS DEBORAH L
18060 OTTER WATER WAY
ALVA, FL 33920

2023

00-00-31-1800-0275-0060



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	19	COMMON BRK 100	0100	01	901	131.8410	118.99	107,210	1956	1990	0	0	26.00	74.00	STANDARD										
Roof Structur	03	GABLE/HIP 100	1 SINGLE FAM - 0% - 0													Heated Area: 890 HX Base Yr									
Roof Cover	03	COMP SHNGL 100																							
Interior Wall	05	DRYWALL 60																							
Interior Wall	04	PLYWOOD 40																							
Interior Floo	12	HARDWOOD 70																							
Interior Floo	08	SHT VINYL 30																							
Air Condition	03	CENTRAL 100																							
Heating Type	04	AIR DUCTED 100																							
Bedrooms	3	100																							
Bathrooms	1	100																							
Frame	03	MASONRY 100																							
Stories	1.	1. 100																							
Units	0	100																							
Occupancy	00	NONE 100																							
Quality			02	Quality Level 02																					
DOR CODE			0100	SINGLE FAMILY																					
MAP NUM			MKT AREA 01																						
NEIGHBORHOOD/LOC			1001.00																						
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																					
BAS	890	100	890	78,367																					
STP	112	10	11	969																					
TOTALS			1,002	901	79,335																				
EXTRA FEATURES															321 S 3RD 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	0511	GARAGE CB-	0	0	28	31	868.00	SF	20.00	20.00	100	1957	1957	3	20	3,472									
2	0940	SHEDS/PORT	0	0	15	13	195.00	SF	30.00	30.00	100	1995	1995	3	20	1,170									
3	0810	CONCRETE A	0	0	0	0	94.00	SF	6.50	6.50	100	2006	2006	3	88	538									
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	MU-1	200.00	112.00	200.00	FF		1.00	1.00	0.75	3,500.00	2,625.00	525,000								
REVIEW DATE 06/08/2018 BY DJX Total Acres: 0.00 Total Land Value: 525,000 Market: 0 Agricultural: 0 Common: 525,000 PRINTED 08/02/2023 BY SYS																									