

BLOCK 311 LOTS 1 8 & N 33.33'
OF LOTS 2 & 7
R567889/567890

CLEMONS DEBORAH DIANE
1309 S 3RD ST
FERNANDINA BEACH, FL 32034

2023

00-00-31-1800-0311-0010



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	25	MOD METAL 100								0820	02	1,728	106.2000	69.03	119,284	1993	1995	0	0	0	65.00	35.00																	
Roof Structur	03	GABLE/HIP 100								1 M/H 93- - 100% - 0										Heated Area: 1728										HX Base Yr									
Roof Cover	12	MODULAR MT 100								64 27 BAS 1993 64 27																													
Interior Wall	05	DRYWALL 100																																					
Interior Floo	14	CARPET 80																																					
Interior Floo	08	SHT VINYL 20																																					
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																																					
Quality		03	Quality Level 03																																				
DOR CODE		0200								MOBILE HOME																													
MAP NUM										MKT AREA								02																					
NEIGHBORHOOD/LOC		2017.00																																					
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																																			
BAS	1,728	100	1,728	41,749																																			
TOTALS		1,728	1,728	41,749																																			
EXTRA FEATURES										1309 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	1242	WD DECK A	0 100	10	18	180.00	SF	10.00	10.00	100	2005	2005	3	27	486																								
2	0940	SHEDS/PORT	0 100	14	6	84.00	SF	30.00	30.00	100	1984	1984	3	20	504																								
3	0810	CONCRETE A	0 100	27	3	81.00	SF	6.50	6.50	100	1988	1988	3	57	300																								
4	1242	WD DECK A	0 100	12	11	132.00	SF	10.00	10.00	100	2005	2005	3	27	356																								
LAND DESCRIPTION										TOTAL OB/XF										1,646																			
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV															
1	000116	C	SFR MARSH	100	0007		133.00	160.00	133.00	FF		1.00	1.00	0.50	2,000.00	1,000.00	133,000																						
REVIEW DATE 02/10/2017 BY DJX Total Acres: 0.00 Total Land Value: 133,000 Market: 0 Agricultural: 0 Common: 133,000 PRINTED 08/02/2023 BY SYS																																							