

LOT 1
SEASIDE PRIVACY HOMES AT
SUMMER BEACH #1 PB 5/95-96

VICK DEREK C & RACHEL L
9783 BROKEN BOW RD
DALLAS, TX 75238

2023

00-SB-30-1920-0001-0000



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										
Exterior Wall	17	CB STUCCO 100	0500	11	1,859	145.7427	207.68	386,077	1987	2001	0	0	10.50	89.50	VALUATION BY STANDARD										
Roof Structur	03	GABLE/HIP 100	1 SFR CUST - 0% - 0													Heated Area: 1713									
Roof Cover	03	COMP SHNGL 100														HX Base Yr									
Interior Wall	05	DRYWALL 100																							
Interior Floo	11	CLAY TILE 70																							
Interior Floo	14	CARPET 30																							
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																							
BUD8 Adjustme	05	DIST 1A 100																							
Quality			03	Quality Level 03																					
DOR CODE			0100 SINGLE FAMILY																						
MAP NUM			MKT AREA 03																						
NEIGHBORHOOD/LOC			3020.00																						
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																					
BAS	1,505	100	1,505	279,739																					
BAS	208	100	208	38,661																					
FGR	250	55	138	25,651																					
FOP	25	30	8	1,487																					
TOTALS			1,988	1,859	345,539																				
EXTRA FEATURES			5007 SUMMER BEACH BLVD, 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								
4	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	2009	2009	3	94	1,880									
5	0855	CONC PAVER	0	0	0	0	770.00	SF	7.00	7.00	100	2009	2009	3	91	4,905									
6	0855	CONC PAVER	0	0	0	0	574.00	SF	7.00	7.00	100	2009	2009	3	91	3,656									
7	1076	TRELLIS A	0	0	14	12	168.00	SF	7.50	7.50	100	2009	2009	3	60	756									
8	1076	TRELLIS A	0	0	8	10	80.00	SF	7.50	7.50	100	2009	2009	3	60	360									
9	1076	TRELLIS A	0	0	5	8	40.00	SF	7.50	7.50	100	2009	2009	3	60	180									
LAND DESCRIPTION			TOTAL OB/XF 11,737																						
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		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	250,000.00	250,000.00	250,000								
REVIEW DATE 07/22/2019 BY DJA Total Acres: 0.00 Total Land Value: 250,000 Market: 0 Agricultural: 0 Common: 250,000 PRINTED 08/02/2023 BY SYS																									