

LOT 31
IN OR 2188/655
SEASIDE PRIVACY HOMES AT

ESTEP WILLIAM & STEPHANIE J
5058 SUMMER BEACH BLVD
FERNANDINA BEACH, FL 32034

2023

00-SB-30-1920-0031-0000



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	12	CEDAR 100	0500	11	1,647	149.3596	212.84	350,547	1989	1994	0	0	0	14.00	86.00	VALUATION BY STANDARD																									
Roof Structur	03	GABLE/HIP 100	1 SFR CUST - 100% - 2019													Heated Area: 1279													HX Base Yr 2019												
Roof Cover	03	COMP SHNGL 100																																							
Interior Wall	05	DRYWALL 100																																							
Interior Floo	14	CARPET 90																																							
Interior Floo	11	CLAY TILE 10																																							
Air Condition	03	CENTRAL 100																																							
Heating Type	04	AIR DUCTED 100																																							
Bedrooms	2	100																																							
Bathrooms	2	100																																							
Frame	02	WOOD FRAME 100																																							
Stories	1.	1. 100																																							
Units		0 100																																							
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	1,279	100	1,279	234,111																																					
FGR	400	55	220	40,270																																					
FOP	32	30	10	1,830																																					
FSP	247	40	99	18,121																																					
FSP	98	40	39	7,139																																					
TOTALS			2,056	1,647	301,470																																				
EXTRA FEATURES																																									
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	100	0	0		1.00	UT	3,500.00	3,500.00	100	1989	1989	3	68	2,380																								
2	0811	CONCRETE B	0	100	0	0		860.00	SF	5.20	5.20	100	1989	1989	3	59.5	2,661																								
3	0855	CONC PAVER	0	100	0	0		470.00	SF	10.00	10.00	100	2021	2021	3	100	4,700																								
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		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	250,000.00	250,000.00	250,000																								
REVIEW DATE 05/18/2022 BY RK																																									
Total Acres: 0.00 Total Land Value: 250,000 Market: 0 Agricultural: 0 Common: 250,000 PRINTED 08/02/2023 BY SYS																																									