

PIERCE JANICE C & SCOTT
31 LAUREL OAK
FERNANDINA BEACH, FL 32034

01-6N-29-0201-0077-0000

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	VALUATION SUMMARY																
Exterior Wall		16	WD FR STUC 100			0500	01	1,876	116.2770	165.69	310,834	1991	1991		0		0	15.50	84.50	VALUATION BY STANDARD															
Roof Structur		03	GABLE/HIP 100			1 SFR CUST - 100% - 2013										Heated Area: 1687										HX Base Yr 2013									
Roof Cover		05	COMP SHNGL 100																																
Interior Wall		03	DRYWALL 100																																
Interior Floo		13	LVT/LAMNT 50																																
Interior Floo		14	CARPET 50																																
Air Condition		03	CENTRAL 100																																
Heating Type		04	AIR DUCTED 100																																
Bedrooms			3 100																																
Bathrooms			3 100																																
Frame		02	WOOD FRAME 100																																
Stories		2.	2. 100																																
Units		00	0 100																																
Occupancy		00	NONE 100																																
Quality		04	Quality Level 04																																
DOR CODE		0100	SINGLE FAMILY																																
MAP NUM			MKT AREA																							10									
NEIGHBORHOOD/LOC		10001.00																																	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																															
BAS	266	100	266	37,243																															
BAS	839	100	839	117,467																															
FSP	238	40	95	13,301																															
FUS	582	100	582	81,485																															
UOP	96	20	19	2,660																															
UOP	98	20	20	2,800																															
UOP	276	20	55	7,700																															
TOTALS		2,395		1,876	262,655																														
EXTRA FEATURES						31 LAUREL OAK, 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	0810	CONCRETE A	0 100	0	0	678.00	SF	6.50	6.50	100	1991	1991	3	64	2,820																				
2	0820	WOOD WALK	0 100	53	4	212.00	SF	11.75	11.75	100	1991	1991	3	40	996																				
3	0858	SCULP CONC	0 100	38	4	152.00	SF	13.00	13.00	100	1991	1991	3	88	1,739																				
4	0877	JACUZZI	0 100	0	0	1.00	UT	1,000.00	1,000.00	100	1991	1991	3	20	200																				
5	1126	CB/STC 8"	0 100	0	0	302.00	SF	8.00	8.00	100	1991	1991	3	64	1,546																				
6	0504	FP-ELECTRI	0 100	0	0	2.00	UT	2,000.00	2,000.00	100	1982	1982	3	54	2,160																				
7	0861	POOL GUNIT	0 100	25	15	375.00	SF	85.00	85.00	100	1982	1982	3	20	6,375																				
8	0811	CONCRETE B	0 100	0	0	898.00	SF	5.20	5.20	100	1982	1982	3	41	1,915																				
9	0845	KOOL DECK	0 100	0	0	331.00	SF	7.25	7.25	100	1982	1982	3	41	984																				
10	0877	JACUZZI	0 100	0	0	1.00	UT	1,000.00	1,000.00	100	1982	1982	3	20	200																				
LAND DESCRIPTION						TOTAL OB/XF										18,935																			
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH 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		RS-1	0.00	0.00	1.00	LT		1.00	1.00	1.19	350,000.00	416,500.00	416,500																		
2	000100	C	SFR	100		RS-1	0.00	0.00	1.00	LT		1.00	1.00	1.19	350,000.00	416,500.00	416,500																		

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2023

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