

LOT 72 & N1/2 OF LOT 71 (S-1)
IN OR 2231/861
LONG POINT #1 PB 5/85-89

BRADDOCK SUE ANN LIVING TRUST/BRADDOCK SUE ANN TRU
30 SALT MARSH DRIVE
FERNANDINA BEACH, FL 32034

2023

03-6N-29-00LP-0072-0000



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 5																										
Exterior Wall	17	CB STUCCO 100	0500	01	5,752	118.6075	169.02	972,203	2002	2002	0	0	10.00	90.00	VALUATION BY STANDARD																										
Roof Structur	08	IRREGULAR 100	1 SFR CUST - 100% - 2003													Heated Area: 4637													HX Base Yr 2003												
Roof Cover	07	CONC TILE 100														VALUATION SUMMARY																									
Interior Wall	05	DRYWALL 100														Tax Group: 5													Tax Dist:												
Interior Floo	12	HARDWOOD 50														BUILDING MARKET VALUE													874,983												
Interior Floo	14	CARPET 50														TOTAL MARKET OB/XF VALUE													47,831												
Air Condition	03	CENTRAL 100														TOTAL LAND VALUE - MARKET													860,000												
Heating Type	04	AIR DUCTED 100														TOTAL MARKET VALUE													1,782,014												
Bedrooms	3	100														SOH/AGL Deduction													619,588												
Bathrooms	4	100														ASSESSED VALUE													1,162,426												
Frame	02	WOOD FRAME 100														TOTAL EXEMPTION VALUE													HX HB WX 55,000												
Stories	2.	100														BASE TAXABLE VALUE													1,107,426												
Units	0	100	TOTAL JUST VALUE													1,782,014																									
Occupancy	00	NONE 100	NCON VALUE													0																									
			INCOME VALUE																																						
			PREVIOUS YEAR MKT VALUE													1,419,665																									
Quality			05	Quality Level 05																																					
DOR CODE			0100	SINGLE FAMILY																																					
MAP NUM			MKT AREA													10																									
NEIGHBORHOOD/LOC			10007.00																																						
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																																					
BAS	3,166	100	3,166	481,605																																					
FGR	1,004	55	552	83,969																																					
FOP	60	30	18	2,738																																					
FOP	204	30	61	9,279																																					
FOP	425	30	128	19,472																																					
FST	54	55	30	4,564																																					
FST	60	55	33	5,020																																					
FST	78	55	43	6,541																																					
FUS	439	100	439	66,780																																					
FUS	1,032	100	1,032	156,986																																					
TOTALS	7,735		5,752	874,983																																					
EXTRA FEATURES					30 SALT MARSH DR, 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	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2002	2002	3	87	1,740																									
2	0825	BRICK	0	100	0	0	3,324.00	SF	12.50	12.50	100	2002	2002	3	95	39,473																									
3	1123	CB 8"	0	100	0	0	137.00	SF	6.15	6.15	100	2002	2002	3	83	699																									
4	1126	CB/STC 8"	0	100	10	3	30.00	SF	8.00	8.00	100	2002	2002	3	83	199																									
5	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2012	2012	3	96	1,920																									
6	0600	SUMMER KIT	0	100	0	0	1.00	UT	5,000.00	5,000.00	100	2012	2012	3	60	3,000																									
TOTAL OB/XF 47,031																																									
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																								
1	000116	C	SFR MARSH	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	650,000.00	650,000.00	650,000																								
2	000116	C	SFR MARSH	100		PUD	0.00	0.00	0.50	LT		1.00	1.00	0.70	600,000.00	420,000.00	210,000																								
REVIEW DATE 05/17/2018 BY DJX Total Acres: 0.00 Total Land Value: 860,000 Market: 0 Agricultural: 0 Common: 860,000 PRINTED 08/02/2023 BY SYS																																									