

LOT 45
FLORIDIAN ENCLAVE AT FLORA
PARKE UNIT 8 PB 8/69

SHILLING MARGARITA REVOCABLE TRUST/SHILLING MARGAR
84033 AVRIETT WAY
FERNANDINA BEACH, FL 32034

2023

26-2N-28-0559-0045-0000



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 4															
Exterior Wall	31	HARDIE BRD 100	0900	01	2,771	113.2800	134.52	372,755	2015	2015	0	0	0	3.00	97.00	VALUATION SUMMARY														
Roof Structur	08	IRREGULAR 100	1 SNGL FAM - 100% - 2023													Heated Area: 2395														
Roof Cover	03	COMP SHNGL 90														HX Base Yr 2023														
Roof Cover	13	STAND SEAM 10																												
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																												
Occupancy	00	NONE 100																												
Quality	03	Quality Level 03																												
DOR CODE	0100	SINGLE FAMILY																												
MAP NUM		MKT AREA																												
NEIGHBORHOOD/LOC	4146.00																													
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																										
BAS	2,395	100	2,395	312,510																										
FGR	462	55	254	33,143																										
FOP	124	30	37	4,828																										
FSP	192	40	77	10,047																										
FST	15	55	8	1,044																										
TOTALS	3,188		2,771	361,572																										
EXTRA FEATURES															84033 AVRIETT WAY, 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	0855	CONC PAVER	0	100	0	0		656.00	SF	10.00	10.00	100	2015	2015	3	96	6,298													
2	0855	CONC PAVER	0	100	16	8		128.00	SF	10.00	10.00	100	2015	2015	3	96	1,229													
3	0911	SCRN RM A	0	100	16	8		128.00	SF	17.50	17.50	100	2016	2016	3	78	1,747													
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	000134	C	SFR POND	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000													
REVIEW DATE 03/12/2020 BY KWA Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 08/02/2023 BY SYS																														