

LOT 46
IN OR 2155/846
FLORIDIAN ENCLAVE AT FLORA

CONN PATRICK LIVING TRUST/CONN PATRICK TRUSTEE
84019 AVRIETT WAY
FERNANDINA BEACH, FL 32034

2023

26-2N-28-0559-0046-0000



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	2,776	117.0240	138.97	385,781	2017	2017	0	0	2.00	98.00	VALUATION BY STANDARD													
Roof Structur	08	IRREGULAR 100	1 SNGL FAM - 100% - 2018												Heated Area: 2395													
Roof Cover	03	COMP SHNGL 90													HX Base Yr 2018													
Roof Cover	13	STAND SEAM 10																										
Interior Wall	05	DRYWALL 100																										
Interior Floo	11	CLAY TILE 100																										
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			04																					
NEIGHBORHOOD/LOC			4146.00																									
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																								
BAS	2,395	100	2,395	326,176																								
FGR	462	55	254	34,592																								
FOP	140	30	42	5,720																								
FSP	192	40	77	10,487																								
FST	15	55	8	1,090																								
TOTALS			3,204	2,776	378,065																							
EXTRA FEATURES			84019 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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2017	2017	3	98	3,430												
2	0855	CONC PAVER	0	100	12	3	36.00	SF	10.00	10.00	100	2017	2017	3	97	349												
3	0855	CONC PAVER	0	100	0	0	512.00	SF	10.00	10.00	100	2017	2017	3	97	4,966												
4	0911	SCRN RM A	0	100	16	12	192.00	SF	17.50	17.50	100	2017	2017	3	82	2,755												
5	0855	CONC PAVER	0	100	16	12	192.00	SF	10.00	10.00	100	2017	2017	3	97	1,862												
6	0462	ST/AL FNC	0	100	174	0	696.00	SF	10.00	10.00	100	2017	2017	3	87	6,055												
TOTAL OB/XF 19,417																												
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	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																												