

BLOCK 2 LOTS 1 2 PT OF 3
LOTS 7 & 8
IN OR 1831/272 R12474100

NASSAU COUNTY SCHOOL DISTRICT/
1201 ATLANTIC AVE
FERNANDINA BEACH, FL 32034

2023

29-2N-25-3200-0002-0010



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	25	MOD METAL 100	0820	02	720	62.3000	40.50	29,160	1993	1993	0	0	0	70.00	30.00	STANDARD														
Roof Structur	01	FLAT 100	6 M/H 93- - 0% - 0													Heated Area: 720 HX Base Yr														
Roof Cover	01	MINIMUM 100	Diagram showing a rectangular lot with dimensions 12 (width) and 60 (length). The lot is labeled "BAS 1993".																											
Interior Wall	04	PLYWOOD 100																												
Interior Floop	14	CARPET 100																												
Air Condition	01	NONE 100																												
Heating Type	03	FORCED AIR 100																												
Bedrooms		3 100																												
Bathrooms		2 100																												
Frame		N/A 100																												
Stories	1.	1. 100																												
Units		0 100																												
BUD8 Adjustme	01	DIST CA 100																												
Quality			02	Quality Level 02																										
DOR CODE			2800 PARKING/MH LOT																											
MAP NUM															MKT AREA			07												
NEIGHBORHOOD/LOC			7002.00																											
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																										
BAS	720	100	720	8,748																										
TOTALS			720		720	8,748																								
EXTRA FEATURES			45003 VERA AV, CALLAHAN																											
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	0812	CONCRETE C	0	0	0	0	6,763.00	SF	4.00	4.00	100	1972	1972	3	24	6,492														
2	0803	ASPHALT C	0	0	0	0	7,215.00	SF	2.00	2.00	100	1972	1972	3	50	7,215														
3	2810	MH SPACE	0	0	0	0	5.00	SF	2,400.00	2,400.00	100	0	0	3	100	12,000														
4	0754	FOP	0	0	22	10	220.00	SF	15.00	15.00	100	2018	2018	3	86	2,838														
LAND DESCRIPTION			TOTAL OB/XF													28,545														
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	002810	C	TRLR PARK	0			195.00	168.00	195.00	FF		1.00	1.00	1.00	500.00	500.00	97,500													
2	002810	C	TRLR PARK	0			255.00	168.00	255.50	FF		1.00	1.00	1.00	500.00	500.00	127,750													
REVIEW DATE 10/27/2020 BY KB Total Acres: 0.00 Total Land Value: 225,250 Market: 0 Agricultural: 0 Common: 225,250 PRINTED 08/02/2023 BY SYS																														

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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		30	VINYL 100		0820	02	924	110.2000	71.63	66,186		1985	1985	0	0	0	70.00	30.00		VALUATION BY										STANDARD									
Roof Structur		01	FLAT 100		17 M/H 93- - 0% - 0										Heated Area: 924										HX Base Yr														
Roof Cover		01	MINIMUM 100		14 66 14 66 BAS 2020																																		
Interior Wall		04	PLYWOOD 100																																				
Interior Floo		14	CARPET 80																																				
Interior Floo		08	SHT VINYL 20																																				
Air Condition		03	CENTRAL 100																																				
Heating Type		04	AIR DUCTED 100																																				
Bedrooms			2 100																																				
Bathrooms			1 100																																				
Frame			N/A 100																																				
Stories		1.	1. 100																																				
Units		0	100																																				

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