

PT OF GOVT LOT 6
IN OR 1125/790
OUTSIDE CITY LIMITS

CITY OF FERNANDINA BEACH
204 ASH STREET
FERNANDINA BEACH, FL 32034

2023

29-3N-28-0000-0005-0000



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY												
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 2												
ELEMENT	CD									TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	STANDARD									
Exterior Wall	19	COMMON BRK 100								4803	04	2,800	71.7600	34.09	95,452	1998	1998	0	0	0	31.00	69.00	VALUATION BY									
Roof Structur	01	FLAT 100								2 STOR WAREH - 0% - 0														Heated Area: 2800								
Roof Cover	07	CONC TILE 100																						HX Base Yr								
Interior Wall	01	MINIMUM 100																														
Interior Floo	03	CONC FINSH 100																														
Ceiling	02	F.NOT SUS 100																														
Air Condition	01	NONE 100																														
Heating Type	01	NONE 100																														
Fixtures	0	100																														
Frame	03	MASONRY 100																														
Story Height	12	100																														
RMS	3	100																														
Stories	1.	1. 100																														
Units	0	100																														
Occupancy	00	NONE 100																														
Quality		03	Quality Level 03																													
DOR CODE		8900 MUNICIPAL																														
MAP NUM																				MKT AREA		01										
NEIGHBORHOOD/LOC		1001.00																														
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																												
AOF	980	100	980	23,052																												
BAS	1,820	100	1,820	42,810																												
TOTALS		2,800	2,800	65,862																												
EXTRA FEATURES										2203 RYAN RD, 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	0	0	0	278.00	SF	6.50	6.50	100	1980	1980	3	35	632																
2	0940	SHEDS/PORT	0	0	6	6	36.00	SF	30.00	30.00	100	1980	1980	3	20	216																
3	1131	REINFR 8	0	0	0	0	200.00	SF	6.30	6.30	100	1980	1980	3	75	945																
4	0972	ST LGHT UN	0	0	0	0	2.00	UT	2,530.00	2,530.00	100	1990	1990	3	29	1,467																
5	0810	CONCRETE A	0	0	6	5	30.00	SF	6.50	6.50	100	1990	1990	3	62	121																
7	0350	CARPORT WD	0	0	27	16	432.00	SF	13.00	13.00	100	1996	1996	3	20	1,123																
8	0430	CL FNC 6B	0	0	0	0	59.00	LF	9.70	9.70	100	1996	1996	3	42	240																
9	0463	FENCE GATE	0	0	0	0	4.00	UT	300.00	300.00	100	1996	1996	3	42	504																
10	0810	CONCRETE A	0	0	0	0	186.00	SF	6.50	6.50	100	1980	1980	3	35	423																
11	0430	CL FNC 6B	0	0	0	0	1,306.00	LF	9.70	9.70	100	1992	1992	3	30	3,800																
LAND DESCRIPTION										TOTAL OB/XF										9,471												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV								
1	008900	C	MUNICIPAL	0			0.00	0.00	2.50	AC		1.00	1.00	1.00	150,000.00	150,000.00	375,000															
REVIEW DATE 02/07/2018 BY KK Total Acres: 2.50 Total Land Value: 375,000 Market: 0 Agricultural: 0 Common: 375,000 PRINTED 08/02/2023 BY SYS																																

CITY OF FERNANDINA BEACH
204 ASH STREET
FERNANDINA BEACH, FL 32034

29-3N-28-0000-0005-0000

[illegible]