

LOT 16
IN OR 2118/802
2003 SKY0 DW/MH

WALSH RHONA LIVING TRUST/WALSH RHONA TRUSTEE
1048 S FLETCHER AVENUE
FERNANDINA BEACH, FL 32034

2023

31-2N-28-1601-0016-0000



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										VALUATION SUMMARY									
Exterior Wall 05 AVERAGE 100										0150 01 381 106.5900 53.30 20,307 2003 2003 0 0 0 9.25 90.75										STANDARD									
Roof Structur 03 GABLE/HIP 100										2 ACCESSORY U - 0% - 0										Heated Area: 372 HX Base Yr									
Roof Cover 03 COMP SHNGL 100																													
Interior Wall 05 DRYWALL 100																													
Interior Floo 14 CARPET 80																													
Interior Floo 08 SHT VINYL 20																													
Air Condition 02 WINDOW 100																													
Heating Type 01 NONE 100																													
Bedrooms 1 100																													
Bathrooms 1 100																													
Frame 02 WOOD FRAME 100																													
Stories 1. 100																													
Units 0 100																													
Occupancy 00 NONE 100																													
Quality 02 Quality Level 02																													
DOR CODE 0100 SINGLE FAMILY																													
MAP NUM MKT AREA 04																													
NEIGHBORHOOD/LOC 4007.00																													
AREA TYPE TOTAL GROSS AREA PCT OF BASE TOT ADJ AREA SUBAREA MARKET VALUE																													
BAL 63 15 9 436																													
BAS 372 100 372 17,994																													
TOTALS 435 381 18,429																													
EXTRA FEATURES										95052 HENDRICKS 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										BLD DATE 04/27/2015 KK LGL DATE 05/30/2023 MLU																			
2 0511 GARAGE CB- 0 0 22 22 484.00 SF 40.00 40.00 100 1991 1991 3 64 12,390																													
7 0500 FP-PRE FAB 0 0 0 0 1.00 UT 3,500.00 3,500.00 100 2003 2003 3 88 3,080																													
8 0500 FP-PRE FAB 0 0 0 0 1.00 UT 3,500.00 3,500.00 100 2003 2003 3 88 3,080																													
9 0810 CONCRETE A 0 0 4 25 100.00 SF 6.50 6.50 100 2003 2003 3 84 546																													
10 0855 CONC PAVER 0 0 57 3 171.00 SF 3.00 3.00 100 2003 2003 3 84 431																													
11 0351 CARPORT MT 0 0 18 20 360.00 SF 6.60 6.60 100 2003 2003 3 22 523																													
12 1242 WD DECK A 0 0 3 13 39.00 SF 10.00 10.00 100 2003 2003 3 22 86																													
13 1242 WD DECK A 0 0 0 0 484.00 SF 10.00 10.00 100 2003 2003 3 22 1,065																													
14 0300 BOAT DCK W 0 0 0 0 442.00 SF 28.00 28.00 100 2000 2000 3 29 3,589																													
LAND DESCRIPTION										TOTAL OB/XF 24,790																			
L N USE CODE CLS LAND USE DESCRIPTION CAP R D LOC ZONE FRONT DEPTH TOT LND UTS UNIT TYPE D T DPTH FACT % COND TOT ADJ UNIT PRICE ADJ UNIT PRICE LAND VALUE OTHER ADJUSTMENTS AND NOTES YEAR DENSITY DECL FRZ YR CONSRV																													
1 000115 C SFR ACRES 0 0006 OR 0.00 0.00 1.17 AC 1.00 1.00 1.00 75,000.00 75,000.00 87,750																													
REVIEW DATE 04/12/2019 BY KWA										Total Acres: 1.17 Total Land Value: 87,750										Market: 0 Agricultural: 0 Common: 87,750 PRINTED 08/02/2023 BY SYS									

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