

SAVAGE BRENDA S
941362 OLD NASSAUVILLE RD
FERNANDINA BEACH, FL 32034

32-2N-28-0000-0022-0030

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY												
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1												
ELEMENT	CD									TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND										
Exterior Wall	19	COMMON BRK 100								0100	01	2,004	134.2600	121.17	242,825	1959	1975		0	0	0	33.50	66.50	VALUATION BY								
Roof Structur	03	GABLE/HIP 100								1 SINGLE FAM - 100% - 2009														Heated Area: 1630								
Roof Cover	12	MODULAR MT 100																						HX Base Yr 2009								
Interior Wall	04	PLYWOOD 50																						BUILDING MARKET VALUE								
Interior Wall	05	DRYWALL 50																						TOTAL MARKET OB/XF VALUE								
Interior Floo	11	CLAY TILE 100																						TOTAL LAND VALUE - MARKET								
Air Condition	03	CENTRAL 100																						TOTAL MARKET VALUE								
Heating Type	04	AIR DUCTED 100																						SOH/AGL Deduction								
Bedrooms		3 100																						ASSESSED VALUE								
Bathrooms		2 100																						TOTAL EXEMPTION VALUE								
Frame	02	WOOD FRAME 100																						BASE TAXABLE VALUE								
Stories	1.	1. 100																						TOTAL JUST VALUE								
Units	0	100																						NCON VALUE								
BUD8 Adjustme	04	DIST 01 100																						INCOME VALUE								
Occupancy	00	NONE 100																						PREVIOUS YEAR MKT VALUE								
Quality		03	Quality Level 03																													
DOR CODE		0100	SINGLE FAMILY																													
MAP NUM			MKT AREA																						04							
NEIGHBORHOOD/LOC		4005.00																														
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																												
BAS	1,630	100	1,630	131,342																												
FGR	650	55	358	28,847																												
UOP	80	20	16	1,289																												
TOTALS		2,360		2,004	161,479																											
EXTRA FEATURES										941362 OLD NASSAUVILLE RD, FERNANDINA										BLD DATE												
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	LGL DATE															
1	0940	SHEDS/PORT	0 100	20	12	240.00	SF	30.00	30.00	100	2000	2000	3	20	1,440		LAND DATE															
2	0681	POLE SHED	0 100	36	12	432.00	SF	15.00	15.00	100	2000	2000	3	29	1,879		AG DATE															
LAND DESCRIPTION										TOTAL OB/XF										3,319												
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	000115	C	SFR ACRES	100		OR	0.00	0.00	2.05	AC		1.00	1.00	1.00	75,000.00	75,000.00	153,750															
REVIEW DATE 02/07/2018 BY KW Total Acres: 2.05 Total Land Value: 153,750 Market: 0 Agricultural: 0 Common: 153,750 PRINTED 08/02/2023 BY SYS																																