

LOT 8
PARCEL 1 IN OR 2638/614
EX ESMT OR 520/1075

O'DELL CHARLES LOUIS JR & SHARON DOOLEY
95338 CORNFLOWER DRIVE
FERNANDINA BEACH, FL 32034

2023

34-4N-23-2020-0008-0000



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	05	AVERAGE 100								0820	02	1,782	117.6000	76.44	136,216	1986	1986	0	0	0	70.00	30.00																											
Roof Structur	03	GABLE/HIP 100								1 M/H 93- - 0% - 0										Heated Area: 1782										HX Base Yr																			
Roof Cover	03	COMP SHNGL 100								27 66 27 66 BAS 1993																																							
Interior Wall	05	DRYWALL 70																																															
Interior Wall	04	PLYWOOD 30																																															
Interior Floo	14	CARPET 90																																															
Interior Floo	08	SHT VINYL 10																																															
Air Condition	03	CENTRAL 100																																															
Heating Type	04	AIR DUCTED 100																																															
Bedrooms	3	100																																															
Bathrooms	3	100																																															
Frame	02	WOOD FRAME 100																																															
Stories	1.	1. 100																																															
Units	0	100																																															
BUD8 Adjustme	04	DIST 01 100																																															
Quality		03	Quality Level 03																																														
DOR CODE		0200 MOBILE HOME																																															
MAP NUM												MKT AREA		09																																			
NEIGHBORHOOD/LOC		9001.00																																															
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																																													
BAS	1,782	100	1,782	40,865																																													
TOTALS		1,782	1,782	40,865																																													
EXTRA FEATURES										17187 LILLER RD, HILLIARD										BLD DATE XF DATE INC DATE										LGL DATE LAND DATE AG DATE										06/16/2023 MLU									
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	0	0	0	1.00	UT	3,500.00	3,500.00	100	1986	1986	3	62	2,170																																	
2	0940	SHEDS/PORT	0	0	20	12	240.00	SF	30.00	30.00	100	1980	1980	3	20	1,440																																	
4	1242	WD DECK A	0	0	10	12	120.00	SF	10.00	10.00	100	1985	1985	3	20	240																																	
5	1242	WD DECK A	0	0	6	6	36.00	SF	10.00	10.00	100	1985	1985	3	20	72																																	
LAND DESCRIPTION																						TOTAL OB/XF										3,922																	
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	000102	C	SFR/MH	0	0005	OR	0.00	0.00	10.00	AC		1.00	1.00	1.00	19,000.00	19,000.00	190,000																																
REVIEW DATE 01/14/2021 BY WWA Total Acres: 10.00 Total Land Value: 190,000 Market: 0 Agricultural: 0 Common: 190,000 PRINTED 08/02/2023 BY SYS																																																	