

VAN DAM ROBERTA T
940197 OLD NASSAUVILLE RD
FERNANDINA BEACH, FL 32034

45-2N-28-0000-0007-0010

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 16 WD FR STUC 100										0900 01 2,623 95.5584 113.48 297,658 1998 2004 0 0 9.00 91.00										VALUATION BY STANDARD									
Roof Structur 03 GABLE/HIP 100										1 SNGL FAM - 100% - 2014 Heated Area: 2350 HX Base Yr										Tax Group: 4 Tax Dist:									
Roof Cover 03 COMP SHNGL 100																				BUILDING MARKET VALUE 270,869									
Interior Wall 05 DRYWALL 100																				TOTAL MARKET OB/XF VALUE 123,614									
Interior Floo 14 CARPET 80																				TOTAL LAND VALUE - MARKET 345,000									
Interior Floo 11 CLAY TILE 20																				TOTAL MARKET VALUE 739,483									
Air Condition 03 CENTRAL 100																				SOH/AGL Deduction 81,589									
Heating Type 04 AIR DUCTED 100																				ASSESSED VALUE 657,894									
Bedrooms 4 100																				TOTAL EXEMPTION VALUE 13 657,894									
Bathrooms 2.5 100																				BASE TAXABLE VALUE 0									
Frame 02 WOOD FRAME 100																				TOTAL JUST VALUE 739,483									
Stories 1. 1. 100																				NCON VALUE 0									
Units 0 100																				INCOME VALUE									
Occupancy 00 NONE 100																				PREVIOUS YEAR MKT VALUE 490,136									
Quality 01 Quality Level 01																				PERMIT NUM DESCRIPTION AMT ISSUED									
DOR CODE 0100 SINGLE FAMILY																				B1701411 (2) WINDOWS 1,218 02/11/2017									
MAP NUM MKT AREA 04																				R1514342 REPAIR/RRF 11,000 03/18/2015									
NEIGHBORHOOD/LOC 4005.00																				B1429564 SCR N ENCLOSURE 31,103 11/14/2014									
AREA TYPE TOTAL GROSS AREA PCT OF BASE TOT ADJ AREA SUBAREA MARKET VALUE																				B1429292 SWIM POOL 37,420 09/01/2014									
BAS 2,350 100 2,350 242,677																				B1328104 (15) WINDOWS 13,443 12/13/2013									
FGR 456 55 251 25,920																				962873 NEW CONSTR 0 07/01/1996									
FOP 73 30 22 2,272																													
TOTALS 2,879 2,623 270,869																													
EXTRA FEATURES										940197 OLD NASSAUVILLE 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 XF DATE INC DATE LGL DATE LAND DATE AG DATE 05/30/2023 MLU																			
1 0680 POLE SHED 0 100 60 40 2,400.00 SF 12.50 12.50 100 1994 1994 3 23 6,900																													
2 0858 SCULP CONC 0 100 0 0 1,255.00 SF 9.75 9.75 100 2000 2000 3 94 11,502																													
3 0803 ASPHALT C 0 100 0 0 4,742.00 SF 2.00 2.00 100 1995 1995 3 50 4,742																													
4 0911 SCR N RM A 0 100 50 28 1,400.00 SF 17.50 17.50 100 2014 2014 3 70 17,150																													
5 0861 POOL GUNIT 0 100 30 15 450.00 SF 85.00 85.00 100 2014 2014 3 78 29,835																													
6 0855 CONC PAVER 0 100 0 0 950.00 SF 10.00 10.00 100 2014 2014 3 95 9,025																													
7 0920 CWALL-WD/M 0 100 0 0 285.00 LF 390.00 390.00 100 2008 2008 3 40 44,460																													
LAND DESCRIPTION										TOTAL OB/XF 123,614																			
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 100 OR 0.00 0.00 5.75 AC 1.00 1.00 0.80 75,000.00 60,000.00 345,000																													
REVIEW DATE 11/25/2020 BY KW										Total Acres: 5.75 Total Land Value: 345,000 Market: 0 Agricultural: 0 Common: 345,000										PRINTED 08/02/2023 BY SYS									