

TRACT 7
IN OR 596 PG 325
HOLLY POINT UNIT 1 UNR

RANGEL NICHOLAS J & CHRISTINE
940018 OLD NASSAUVILLE RD
FERNANDINA BEACH, FL 32034

2023

45-2N-28-525A-0007-0000



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	08	WD ON PLY 50								0100	01	1,658	110.5000	99.73	165,352	1978	1980	0	0	0	29.75	70.25																	
Exterior Wall	19	COMMON BRK 50								1 SINGLE FAM - 100% - 2000										Heated Area: 1658										HX Base Yr 2000									
Roof Structure	03	GABLE/HIP 100								29 62 25 35 4 27 BAS 1993																													
Roof Cover	03	COMP SHNGL 100																																					
Interior Wall	05	DRYWALL 100																																					
Interior Floo	14	CARPET 100																																					
Air Condition	03	CENTRAL 100																																					
Heating Type	04	AIR DUCTED 100																																					
Bedrooms		3 100																																					
Bathrooms		2 100																																					
Frame	02	WOOD FRAME 100																																					
Stories	1.	1. 100																																					
Units		0 100																																					
BUD8 Adjustme	04	DIST 01 100																																					
Occupancy	00	NONE 100																																					
Quality		03 Quality Level 03																																					
DOR CODE		0100 SINGLE FAMILY																																					
MAP NUM										MKT AREA		04																											
NEIGHBORHOOD/LOC		4003.00																																					
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																																			
BAS	1,658	100	1,658	116,160																																			
TOTALS		1,658		1,658		116,160																																	
EXTRA FEATURES										940018 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																						
1	0810	CONCRETE A	0	100	0	0	346.00	SF	6.50	6.50	100	1978	1978	3	30	675																							
2	0511	GARAGE CB-	0	100	22	26	572.00	SF	30.00	30.00	100	1976	1976	3	28	4,805																							
3	0866	POOL FIBER	0	100	13	15	195.00	SF	72.00	72.00	100	1980	1980	3	20	2,808																							
4	0940	SHEDS/PORT	0	100	4	5	20.00	SF	20.10	20.10	100	1980	1980	3	20	80																							
5	0100	BAR-B-Q	0	100	0	0	1.00	UT	200.00	200.00	100	1980	1980	3	20	40																							
6	0940	SHEDS/PORT	0	100	8	26	208.00	SF	20.10	20.10	100	1976	1976	3	20	836																							
8	0810	CONCRETE A	0	100	0	0	400.00	SF	6.50	6.50	100	1980	1980	3	35	910																							
LAND DESCRIPTION										TOTAL OB/XF										10,154																			
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	000100	C	SFR	100		RM	0.00	0.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000																						
REVIEW DATE 11/14/2018 BY KBA Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 08/02/2023 BY SYS																																							