

LOT 2
IN OR 2162/1826
AMHURST OAKS PB 7/180

JMV MACON PROPERTIES LLC
29 SALT MARSH DR
FERNANDINA BEACH, FL 32034

2023

51-2N-25-015A-0002-0000



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	PAGE 1 of 1									
Exterior Wall	10	ABOVE AVG 100	0100	01	1,812	121.0000	109.20	197,870	2016	2016	0	0	2.50	97.50	VALUATION SUMMARY									
Roof Structur	03	GABLE/HIP 100	1 SINGLE FAM - 0% - 0												Heated Area: 1572									
Roof Cover	03	COMP SHNGL 100	PTO 2016												HX Base Yr									
Interior Wall	05	DRYWALL 100	BAS 2016																					
Interior Floo	14	CARPET 60	FGR 2016																					
Interior Floo	08	SHT VINYL 40	FOP 2016																					
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																						
Occupancy	00	NONE 100																						
Quality			05	Quality Level 05																				
DOR CODE			0100	SINGLE FAMILY																				
MAP NUM															MKT AREA			07						
NEIGHBORHOOD/LOC			7003.00																					
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																				
BAS	1,572	100	1,572	167,370																				
FGR	400	55	220	23,423																				
FOP	52	30	16	1,703																				
PTO	70	5	4	426																				
TOTALS			2,094	1,812	192,923																			
EXTRA FEATURES					45025 AMHURST OAKS DR, CALLAHAN																			
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 0	0 0	718.00	SF	6.50	6.50	100	2016	2016	3	97	4,527										
TOTAL OB/XF 4,527																								
LAND DESCRIPTION																								
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	0		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	40,000.00	40,000.00	40,000							
REVIEW DATE 01/26/2017 BY KB Total Acres: 0.00 Total Land Value: 40,000 Market: 0 Agricultural: 0 Common: 40,000 PRINTED 08/02/2023 BY SYS																								