

TRACT 6
AIKEN SUB UNR
IN OR 2295/654

BUCHANAN CLAYTON W III & JENNIFER
1360 AUTUMN TRCE
FERNANDINA BEACH, FL 32034

2024

00-00-30-0020-0006-0000



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	05	AVERAGE 80	0900	01	2,369	107.8980	134.87	319,507	1981	1981	0	0	20.02	79.98	VALUATION BY														
Exterior Wall	20	FACE BRICK 20	1 SNGL FAM - 100% - 2020												Heated Area: 1948														
Roof Structur	03	GABLE/HIP 100													HX Base Yr 2020														
Roof Cover	03	COMP SHNGL 100																											
Interior Wall	05	DRYWALL 100																											
Interior Floo	12	HARDWOOD 50																											
Interior Floo	14	CARPET 50																											
Air Condition	03	CENTRAL 100																											
Heating Type	04	AIR DUCTED 100																											
Bedrooms	3	100																											
Bathrooms	2.5	100																											
Frame	02	WOOD FRAME 100																											
Stories	2.	2. 100																											
Units	0	100																											
BUD8 Adjustme	05	DIST 1A 100																											
Occupancy	00	NONE 100																											
Quality	03	Quality Level 03																											
DOR CODE	0100	SINGLE FAMILY																											
MAP NUM		MKT AREA																											
NEIGHBORHOOD/LOC	3027.00																												
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																									
BAS	1,492	100	1,492	160,941																									
FGR	696	55	383	41,314																									
FOP	128	30	38	4,099																									
FUS	456	100	456	49,188																									
TOTALS	2,772		2,369	255,542																									
EXTRA FEATURES				1360 AUTUMN TRCE, 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	420.00	SF	6.50	6.50	100	1981	1981	3	35	956													
2	0845	KOOL DECK	0	100	0	0	840.00	SF	7.25	7.25	100	2001	2001	3	80	4,872													
3	0861	POOL GUNIT	0	100	0	0	570.00	SF	85.00	85.00	100	2001	2001	3	27	13,082													
4	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1981	1981	3	49	980													
5	0877	JACUZZI	0	100	0	0	1.00	UT	1,000.00	1,000.00	100	2001	2001	3	20	200													
6	0871	POOL HTR R	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2001	2001	3	20	400													
7	0812	CONCRETE C	0	100	0	0	1,161.00	SF	4.00	4.00	100	1997	1997	3	73	3,390													
8	0803	ASPHALT C	0	100	0	0	3,000.00	SF	2.00	2.00	100	1997	1997	3	50	3,000													
TOTAL OB/XF 26,880																													
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												
1	000100	C	SFR	100		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.30	300,000.00	390,000.00	390,000												
OTHER ADJUSTMENTS AND NOTES																													
YEAR DENSITY DECL FRZ YR CONSRV																													
REVIEW DATE 04/10/2023 BY DJ																													
Total Acres: 0.00 Total Land Value: 390,000 Market: 0 Agricultural: 0 Common: 390,000																													
PRINTED 08/06/2024 BY SYS																													