

CALAZANS PAULO JR
2424 RUSSELL ROAD
FERNANDINA BEACH, FL 32034

00-00-30-034A-0030-0050

[illegible]

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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	VALUATION SUMMARY										
Exterior Wall		15	CONC BLOCK 100							2501	04	1,301	81.2595	69.68	90,654	1983	1983	0	0	50.00	50.00	VALUATION BY STANDARD											
Roof Structur		04	WOOD TRUSS 100							2 SERV SHOP - 0% - 0														Heated Area: 1280									
Roof Cover		12	MODULAR MT 100																					HX Base Yr									
Interior Wall		01	MINIMUM 100							The floor plan shows a main rectangular building with several smaller additions. Dimensions are labeled along the perimeter: top edge segments include 32, 10, 10; right edge includes 12, 10, 5; bottom-right corner has a small square addition with sides 4 and 4; bottom-left corner has another small square addition with sides 4 and 4. Internal divisions show rooms or sections with areas like BAS 1993, AOF 1996, PTO 1993, UST 1993.														BUILDING MARKET VALUE 90,527									
Interior Floo		03	CONC FINSH 100																					TOTAL MARKET OB/XF VALUE 35,486									
Ceiling		01	FIN.SUSPD 100																					TOTAL LAND VALUE - MARKET 361,200									
Air Condition		01	NONE 100																					TOTAL MARKET VALUE 487,213									
Heating Type		01	NONE 100																					SOH/AGL Deduction 10,310									
Fixtures Frame		03	MASONRY 100							ASSESSED VALUE 476,903																							
Story Height			16 100							TOTAL EXEMPTION VALUE 0																							
RMS			3 100							BASE TAXABLE VALUE 476,903																							
Stories		1.	1. 100							TOTAL JUST VALUE 487,213																							
Units			0 100							NCON VALUE 0																							
BUD8 Adjustme		05	DIST 1A 100							INCOME VALUE PREVIOUS YEAR MKT VALUE 433,548																							
Occupancy		00	NONE 100																														
Quality		03	Quality Level 03																														
DOR CODE		2500	REPAIR SERVICE																														
MAP NUM			MKT AREA				02																										
NEIGHBORHOOD/LOC		2020.00																															
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																													
AOF	444	100	444	15,469																													
AOF	91	100	91	3,171																													
BAS	745	100	745	25,956																													
PTO	16	5	1	35																													
UST	50	40	20	697																													
TOTALS	1,346		1,301	45,327																													
EXTRA FEATURES					2356 RUSSELL RD, FERNANDINA BEACH										BLD DATE 11/25/2020 KK KKK LGL DATE 05/29/2024 REA																		
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																		
11	0811	CONCRETE B	0	0	32 30			5.20	100	1983	1983	3	41	2,047																			
12	0810	CONCRETE A	0	0	14 11			6.50	100	1983	1983	3	41	410																			
13	0681	POLE SHED	0	0	48 40			15.00	100	1993	1993	3	20	5,760																			
14	0463	FENCE GATE	0	0	0 0			300.00	100	1990	1990	3	27	162																			
15	0097	AWNING CN	0	0	0 0			65.00	100	2000	2000	3	40	156																			
16	0351	CARPORT MT	0	0	36 30			10.00	100	2020	2020	3	90	9,720																			
17	0855	CONC PAVER	0	0	0 0			7.00	100	2020	2020	3	99	6,875																			
LAND DESCRIPTION															TOTAL OB/XF 25,130																		
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									
REVIEW DATE	11/25/2020	BY	KK	Total Acres:	0.00	Total Land Value:	361,200	Market:	0	Agricultural:	0	Common:	361,200	PRINTED 08/06/2024 BY SYS																			