

LOT 18
IN OR 759 PG 314
RAYON TERRACE PB 3/31

BROOKS FRANCES V
2112 RAYON ROAD
FERNANDINA BEACH, FL 32034

2024

00-00-30-0540-0018-0000



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	STANDARD																
Exterior Wall	07	ASB SHNGLE 100								0100	01	960	102.6000	97.47	93,571	1945	1965	0	0	0	36.50	63.50																	
Roof Structur	03	GABLE/HIP 100								1 SINGLE FAM - 100% - 1984										Heated Area: 864										HX Base Yr 1984									
Roof Cover	03	COMP SHNGL 100								13 6 6 15 36 36 23 22 8 8 22 FST 1934 BAS 1993 FOP 1993																													
Interior Wall	04	PLYWOOD 100																																					
Interior Floo	08	SHT VINYL 50																																					
Interior Floo	14	CARPET 50																																					
Air Condition	03	CENTRAL 100																																					
Heating Type	04	AIR DUCTED 100																																					
Bedrooms		2 100																																					
Bathrooms		1 100																																					
Frame	02	WOOD FRAME 100																																					
Stories		1. 1. 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								02																												
NEIGHBORHOOD/LOC		2018.00																																					
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																																			
BAS	864	100	864	53,476																																			
FOP	176	30	53	3,280																																			
FST	78	55	43	2,661																																			
TOTALS		1,118	960	59,418																																			
EXTRA FEATURES										2112 RAYON 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	0940	SHEDS/PORT	0 100	14	10	140.00	SF	30.00	30.00	100	1981	1981	3	20	840																								
2	0940	SHEDS/PORT	0 100	6	6	36.00	SF	30.00	30.00	100	1995	1995	3	20	216																								
3	1242	WD DECK A	0 100	0	0	362.00	SF	10.00	10.00	100	1998	1998	3	20	724																								
LAND DESCRIPTION										TOTAL OB/XF										1,780																			
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															
1	000100	C	SFR	100		RSF-2	50.00	152.00	50.00	FF		1.00	1.00	1.25	1,300.00	1,625.00	81,250																						
REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 81,250 Market: 0 Agricultural: 0 Common: 81,250 PRINTED 08/06/2024 BY SYS																																							