

LOT 3
IN OR 1741/1072
WALL ESMT PT OR 719/1079

CATES CHRISTOPHER & JOY
P O BOX 17377
FERNANDINA BEACH, FL 32035

2024

00-00-30-0546-0003-0000



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 5														
Exterior Wall	16	WD FR STUC 70	0900	11	4,392	150.3850	187.98	825,608	2003	2003	0	0	0	10.00	90.00	VALUATION BY STANDARD													
Exterior Wall	17	CB STUCCO 30	1 SNGL FAM - 0% - 2024													Heated Area: 3805													
Roof Structure	08	IRREGULAR 100	20													HX Base Yr													
Roof Cover	07	CONC TILE 100	10													3													
Interior Wall	05	DRYWALL 100	20													10													
Interior Floo	11	CLAY TILE 50	20													7													
Interior Floo	14	CARPET 50	20													10													
Air Condition	03	CENTRAL 100	20													3													
Heating Type	04	AIR DUCTED 100	20													7													
Bedrooms	5	100	20													10													
Bathrooms	4.5	100	20													3													
Frame	02	WOOD FRAME 100	20													10													
Stories	3.	3. 100	20													7													
Units	0	100	20													10													
Quality			06	Quality Level 06													UOP 2003												
DOR CODE			0100	SINGLE FAMILY													FUS 2003												
MAP NUM			MKT AREA													10													
NEIGHBORHOOD/LOC			10003.00													FUS 2003													
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE	BAS 805 100 805 136,192													FUS 2003											
BAS	805	100	805	136,192	FGR 554 55 305 51,601													FUS 2003											
FGR	554	55	305	51,601	FOP 14 30 4 677													FUS 2003											
FOP	14	30	4	677	FOP 200 30 60 10,151													FUS 2003											
FOP	200	30	60	10,151	FOP 200 30 60 10,151													FUS 2003											
FOP	200	30	60	10,151	FSP 200 40 80 13,534													FUS 2003											
FSP	200	40	80	13,534	FST 115 55 63 10,659													FUS 2003											
FST	115	55	63	10,659	FUS 1,500 100 1,500 253,773													FUS 2003											
FUS	1,500	100	1,500	253,773	FUS 1,500 100 1,500 253,773													FUS 2003											
FUS	1,500	100	1,500	253,773	UOP 27 20 5 846													FUS 2003											
UOP	27	20	5	846	TOTALS 5,166 4,392 743,047													FUS 2003											
EXTRA FEATURES					8156 RESIDENCE CT, FERNANDINA BEACH													04/10/2024 MLU											
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	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	2003	2003	3	87	1,740													
2	0811	CONCRETE B	0	0	0	0	525.00	SF	5.20	5.20	100	2003	2003	3	83	2,266													
3	0811	CONCRETE B	0	0	0	0	628.00	SF	5.20	5.20	100	2003	2003	3	83	2,710													
4	1126	CB/STC 8"	0	0	0	0	581.00	SF	8.00	8.00	100	2003	2003	3	83	3,858													
5	0810	CONCRETE A	0	0	8	10	80.00	SF	6.50	6.50	100	2003	2003	3	83	432													
6	0825	BRICK	0	0	12	3	36.00	SF	12.50	12.50	100	2003	2003	3	95	428													
7	0410	ELEVATOR	0	0	0	0	1.00	UT	10,000.00	10,000.00	100	2003	2003	3	100	10,000													
TOTAL OB/XF 21,434																													
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	000120	C	SFR OCN FT	0		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	1,250,000.00	1,250,000.00	1,250,000												
REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 1,250,000 Market: 0 Agricultural: 0 Common: 1,250,000 PRINTED 08/06/2024 BY SYS																													