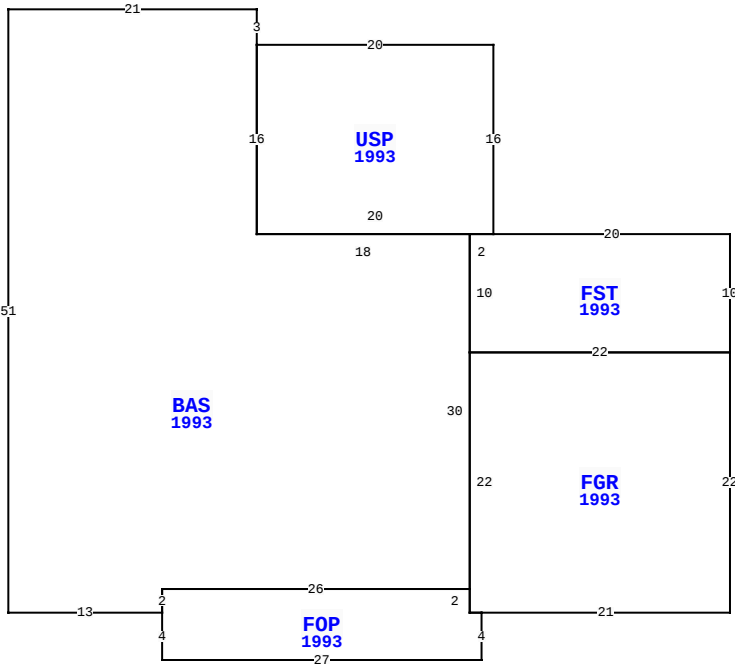


AVERY PATRICIA DIANE P & FREDERICK A JR L/E/
2325 SUSAN DR
FERNANDINA BEACH, FL 32034

2024



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	10	ABOVE AVG 50			0100	01	2,126	108.1920	102.78	218,510	1985	1990		0	0	19.70	80.30	VALUATION BY STANDARD											
Roof Structur	03	GABLE/HIP 100			1 SINGLE FAM - 100% - 2017												Tax Group: 8 Tax Dist:												
Roof Cover	03	COMP SHNGL 100			Heated Area: 1595												BUILDING MARKET VALUE 175,464												
Interior Wall	05	DRYWALL 100			HX Base Yr 2017												TOTAL MARKET OB/XF VALUE 7,204												
Interior Floo	14	CARPET 80															TOTAL LAND VALUE - MARKET 160,000												
Interior Floo	13	LVT/LAMNT 20															TOTAL MARKET VALUE 342,668												
Air Condition	03	CENTRAL 100															SOH/AGL Deduction 168,089												
Heating Type	04	AIR DUCTED 100															ASSESSED VALUE 174,579												
Bedrooms		3 100															TOTAL EXEMPTION VALUE HX HB 50,000												
Bathrooms		2 100			BASE TAXABLE VALUE 124,579																								
Frame Stories	02	WOOD FRAME 100			TOTAL JUST VALUE 342,668																								
Units	1.	1. 100			NCON VALUE 0																								
BUD8 Adjustme	05	DIST 1A 100			INCOME VALUE																								
Occupancy	00	NONE 100			PREVIOUS YEAR MKT VALUE 294,869																								
Quality	03	Quality Level 03																											
DOR CODE	0100	SINGLE FAMILY																											
MAP NUM		MKT AREA		02																									
NEIGHBORHOOD/LOC	2001.00																												
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																									
BAS	1,595	100	1,595	131,639																									
FGR	484	55	266	21,953																									
FOP	160	30	48	3,961																									
FST	220	55	121	9,986																									
USP	320	30	96	7,923																									
TOTALS	2,779		2,126	175,464																									
EXTRA FEATURES					2325 SUSAN DR, FERNANDINA BEACH										BLD DATE					LGL DATE					03/14/2024 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	0812	CONCRETE C	0100	56	18	971.00	SF	4.00	4.00	100	1985	1985	3	47	1,825														
2	0940	SHEDS/PORT	0100	12	10	120.00	SF	30.00	30.00	100	1985	1985	3	20	720														
3	0940	SHEDS/PORT	0100	12	10	120.00	SF	30.00	30.00	100	1986	1986	3	20	720														
4	0811	CONCRETE B	0100	0	0	368.00	SF	5.20	5.20	100	1986	1986	3	49.5	947														
5	0820	WOOD WALK	0100	0	0	88.00	SF	11.75	11.75	100	1998	1998	3	40	414														
6	0825	BRICK	0100	0	0	214.00	SF	6.25	6.25	100	1998	1998	3	93	1,244														
7	1242	WD DECK A	0100	0	0	439.00	SF	10.00	10.00	100	1998	1998	3	20	878														
8	1242	WD DECK A	0100	0	0	180.00	SF	10.00	10.00	100	1998	1998	3	20	360														
9	1242	WD DECK A	0100	12	4	48.00	SF	10.00	10.00	100	1998	1998	3	20	96														
LAND DESCRIPTION					TOTAL OB/XF										7,204														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH 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		RM	100.00	100.00	100.00	FF		1.00	1.00	1.00	1,600.00	1,600.00	160,000												
REVIEW DATE 04/29/2020 BY DJA Total Acres: 0.00 Total Land Value: 160,000 Market: 0 Agricultural: 0 Common: 160,000 PRINTED 08/06/2024 BY SYS																													