

LOT N1/2 OF N1/2 OF 5
IN OR 1445/396
EX S-23 & S-24

FERREIRA ROBERT S & CAROL F
PO BOX 777
FERNANDINA BEACH, FL 32035-0777

2024

00-00-30-0760-0005-0030



BUILDING CHARACTERISTICS				
ELEMENT	CD	CONSTRUCTION		
Exterior Wall	17	CB STUCCO 100		
Roof Structure	03	GABLE/HIP 100		
Roof Cover	07	CONC TILE 100		
Interior Wall	05	DRYWALL 100		
Interior Floor	11	CLAY TILE 50		
Interior Floor	14	CARPET 50		
Air Condition	03	CENTRAL 100		
Heating Type	04	AIR DUCTED 100		
Bedrooms		4 100		
Bathrooms		3.5 100		
Frame	02	WOOD FRAME 100		
Stories	1.	1. 100		
Units		0 100		
Occupancy	00	NONE 100		
Quality	04	Quality Level 04		
DOR CODE	0100	SINGLE FAMILY		
MAP NUM		MKT AREA 03		
NEIGHBORHOOD/LOC	3027.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,430	100	3,430	320,220
FGR	681	55	375	35,010
FOP	48	30	14	1,307
FOP	54	30	16	1,494
FOP	363	30	109	10,176
UOP	20	20	4	373
TOTALS	4,596		3,948	368,580

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	3,948	111.0375	105.49	416,475	2000	2000	0	0	11.50	88.50	

1 SINGLE FAM - 100% - 2001 Heated Area: 3430 HX Base Yr 2001

The floor plan diagram shows a building layout with several rooms and corridors. The rooms are labeled with blue text: FOP, BAS, FGR, and FGR. Dimensions are given in feet. The total area is 3430 sq ft. The diagram includes the following dimensions and area calculations:

- Top right room: 20' x 9' = 180'²
- Top left room: 31' x 9' = 279'²
- Top middle room: 13' x 6' = 78'²
- Top right room: 20' x 9' = 180'²
- Top right room: 65' x 19' = 1235'²
- Top right room: 22' x 4' = 88'²
- Top right room: 19' x 4' = 76'²
- Top right room: 12' x 12' = 144'²
- Top right room: 19' x 4' = 76'²
- Top right room: 20' x 10' = 200'²
- Top right room: 11' x 5' = 55'²
- Top right room: 11' x 5' = 55'²
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- Top right room: 11' x 5' = 55'²
- Top right room: 11' x

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										
																						VALUATION BY					STANDARD				
																						Tax Group: 8					Tax Dist:				
																						BUILDING MARKET VALUE					368,580				
																						TOTAL MARKET OB/XF VALUE					60,645				
																						TOTAL LAND VALUE - MARKET					750,000				
																						TOTAL MARKET VALUE					1,179,225				
																						SOH/AGL Deduction					596,819				
																						ASSESSED VALUE					582,406				
																						TOTAL EXEMPTION VALUE					HX HB				
																						BASE TAXABLE VALUE					532,406				
																						TOTAL JUST VALUE					1,179,225				
																						NCON VALUE					0				
																						INCOME VALUE									
																						PREVIOUS YEAR MKT VALUE					1,165,261				

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00-00-30-0760-0005-0030

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										8					
ELEMENT		CD		CONSTRUCTION		TYPE	MDL	EFF. AREA		TOT ADJ PTS		EFF. BASE RATE		REPL. COST NEW		AYB	EYB	ECON	FNCT		NORM	% COND		VALUATION SUMMARY											
																								VALUATION BY										STANDARD	
																								Tax Group: 8										Tax Dist:	
																								BUILDING MARKET VALUE										368,580	
																								TOTAL MARKET OB/XF VALUE										60,645	
																								TOTAL LAND VALUE - MARKET										750,000	
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																								NCON VALUE										0	
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																								PREVIOUS YEAR MKT VALUE										1,165,261	