

LOTS 1 & 2
IN OR 1039/1772
R407603 & R407604

PATTERSON BRYAN
800 ADAMS RD
FERNANDINA BEACH, FL 32034

2024

00-00-30-0840-0001-0000



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	VALUATION SUMMARY																										
Exterior Wall	05	AVERAGE 100	0820	02	1,437	116.8000	81.76	117,489	1975	1975	0	0	0	70.00	30.00	VALUATION BY STANDARD																									
Roof Structur	03	GABLE/HIP 100	1 M/H 93- - 100% - 2002													Heated Area: 1436													HX Base Yr 2002												
Roof Cover	03	COMP SHNGL 100	24 BAS 1993 27 29 FOP 1993																																						
Interior Wall	04	PLYWOOD 100																																							
Interior Floo	14	CARPET 70																																							
Interior Floo	08	SHT VINYL 30																																							
Air Condition	03	CENTRAL 100																																							
Heating Type	04	AIR DUCTED 100																																							
Bedrooms		3 100																																							
Bathrooms		2 100																																							
Frame	02	WOOD FRAME 100																																							
Stories	1.	1. 100																																							
Units		0 100																																							
BUD8 Adjustme	05	DIST 1A 100																																							
Quality			03	Quality Level 03																																					
DOR CODE			0200 MOBILE HOME																																						
MAP NUM			MKT AREA																	02																					
NEIGHBORHOOD/LOC			2001.00																																						
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																																					
BAS	1,436	100	1,436	35,222																																					
FOP	4	30	1	25																																					
TOTALS			1,440	1,437	35,247																																				
EXTRA FEATURES					800 ADAMS 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	0756	FEP	0 100	15	9	135.00	SF	27.00	27.00	100	1980	1980	3	20	729																										
2	0754	FOP	0 100	17	9	153.00	SF	15.00	15.00	100	1980	1980	3	20	459																										
3	0510	GARAGE WD-	0 100	0	0	380.00	SF	35.00	35.00	100	1975	1975	3	20	2,660																										
4	0810	CONCRETE A	0 100	0	0	392.00	SF	6.50	6.50	100	1988	1988	3	54.5	1,389																										
5	0510	GARAGE WD-	0 100	22	9	198.00	SF	35.00	35.00	100	1977	1977	3	20	1,386																										
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	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV																	
1	000102	C	SFR/MH	100		RSF	2177.00	200.00	177.00	FF		1.00	1.00	1.00	1,600.00	1,600.00	283,200																								
REVIEW DATE 08/02/2022 BY KBA Total Acres: 0.00 Total Land Value: 283,200 Market: 0 Agricultural: 0 Common: 283,200 PRINTED 08/06/2024 BY SYS																																									

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
1039/1772	2/26/2002	PR	U	I	06	100			
GRANTOR: PATTERSON BRYAN P/R									
GRANTEE: PATTERSON BRYAN									
0840/1525	7/13/1998	WD	Q	I		50,000			
GRANTOR: DELMAR GEORGE AYMIL									
GRANTEE: PATTERSON JOHN R									
BUILDING NOTES									
BUILDING DIMENSIONS									
BAS=[YR=1993] W60 S24 E29 FOP=[YR=1993] E4 N1 W4S1\$ N1 E4 S1 E27 N24\$.									