

LOT 13
PT OR 920/46
THOMAS MANOR PB 3/37

NASSAU RURAL PROPERTIES LLC
PO BOX 15163
FERNANDINA BEACH, FL 32035

2024

00-00-30-0860-0013-0000



BUILDING CHARACTERISTICS				
ELEMENT	CD	CONSTRUCTION		
Exterior Wall	20	FACE BRICK 100		
Roof Structur	03	GABLE/HIP 100		
Roof Cover	03	COMP SHNGL 100		
Interior Wall	05	DRYWALL 100		
Interior Floo	14	CARPET 70		
Interior Floo	11	CLAY TILE 30		
Air Condition	03	CENTRAL 100		
Heating Type	04	AIR DUCTED 100		
Bedrooms		4 100		
Bathrooms		2 100		
Frame	02	WOOD FRAME 100		
Stories	1.	1. 100		
Units		0 100		
Occupancy	00	NONE 100		
Quality	03	Quality Level 03		
DOR CODE	0800	MULTI-FAMILY		
MAP NUM		MKT AREA		02
NEIGHBORHOOD/LOC		2020.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	800	100	800	83,008
BAS	825	100	825	85,602
TOTALS	1,625		1,625	168,609

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2700	01	1,625	116.1780	145.22	235,982	1977	1982	0	0	0	28.55	71.45
1 DUPLEX - 0% - 0												
Heated Area: 1625												
HX Base Yr												
33 25 33 BAS 2023 32 25 32 BAS 1993												

BLD DATE	01/27/2015	KK	IGL DATE	
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