



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 2										
Exterior Wall	15	CONC BLOCK 100	0100	01	1,565	84.7000	80.46	125,920	1960	1980	0	0	21.50	78.50											
Roof Structur	03	GABLE/HIP 100	1 SINGLE FAM - 100% - 2006													Heated Area: 1436									
Roof Cover	12	MODULAR MT 100														HX Base Yr 2006									
Interior Wall	01	MINIMUM 90																							
Interior Wall	04	PLYWOOD 10																							
Interior Floo	13	LVT/LAMNT 90																							
Interior Floo	11	CLAY TILE 10																							
Air Condition	03	CENTRAL 100																							
Heating Type	04	AIR DUCTED 100																							
Bedrooms	2	100																							
Bathrooms	1	100																							
Frame	02	WOOD FRAME 100																							
Stories	1.	1. 100																							
Units	0	100																							
Occupancy	00	NONE 100																							
Quality			03	Quality Level 03																					
DOR CODE			0100	SINGLE FAMILY																					
MAP NUM				MKT AREA			03																		
NEIGHBORHOOD/LOC			3033.00																						
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																					
BAS	1,436	100	1,436	90,700																					
STP	12	10	1	63																					
STP	16	10	2	126																					
UOP	180	20	36	2,274																					
USP	299	30	90	5,684																					
TOTALS			1,943	1,565	98,847																				
EXTRA FEATURES			1748 SCOTT 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	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1960	1960	3	22	770										
2	0504	FP-ELECTRI	0 100	0	0	2.00	UT	2,000.00	2,000.00	100	1997	1997	3	80	3,200										
3	0812	CONCRETE C	0 100	0	0	6,119.00	SF	4.00	4.00	100	1997	1997	3	73	17,867										
4	0825	BRICK	0 100	0	0	285.00	SF	12.50	12.50	100	1997	1997	3	92	3,278										
5	0300	BOAT DCK W	0 100	20	4	80.00	SF	40.00	40.00	100	1997	1997	3	25	800										
6	0861	POOL GUNIT	0 100	0	0	669.00	SF	85.00	85.00	100	2002	2002	3	29	16,491										
7	0845	KOOL DECK	0 100	0	0	1,478.00	SF	7.25	7.25	100	2002	2002	3	82	8,787										
8	0910	SCRN RM L	0 100	0	0	2,285.00	SF	15.00	15.00	100	2002	2002	3	20	6,855										
9	0303	FLT DOCK W	0 100	20	10	200.00	SF	26.00	26.00	100	1997	1997	3	25	1,300										
10	0462	ST/AL FNC	0 100	0	0	3,056.00	SF	10.00	10.00	100	1999	1999	3	27	8,251										
TOTAL OB/XF 67,599																									
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	000115	C	SFR ACRES	100		RS-1	0.00	0.00	4.25	AC		1.00	1.00	1.00	125,000.00	125,000.00	531,250								
REVIEW DATE 05/12/2019 BY KBA Total Acres: 4.25 Total Land Value: 531,250 Market: 0 Agricultural: 0 Common: 531,250 PRINTED 08/06/2024 BY SYS																									

CRISP CHILDREN'S TRUST/CRISP BARBARA MCDEAVITT TRU
1748 SCOTT RD
FERNANDINA BEACH, FL 32034

00-00-30-155W-000B-0000

[illegible]