

MCCAIVITT KATHLEEN M
1702 PARK AV
FERNANDINA BEACH, FL 32034

00-00-31-102P-0002-0100

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 100		0500	11	3,594	134.8740		202.31	727,102	1999	1999		0		0	11.50	88.50	VALUATION BY					STANDARD																								
Roof Structure		08	IRREGULAR 100		1 SFR CUST - 0% - 0															Heated Area: 2965															HX Base Yr														
Roof Cover		03	COMP SHNGL 100																	BUILDING MARKET VALUE															643,485														
Interior Wall		05	DRYWALL 90																	TOTAL MARKET OB/XF VALUE															18,903														
Interior Wall		08	DECORATIVE 10																	TOTAL LAND VALUE - MARKET															200,000														
Interior Floor		14	CARPET 50																	TOTAL MARKET VALUE															862,388														
Interior Floor		15	HARDTILE 50																	SOH/AGL Deduction															104,443														
Air Condition		03	CENTRAL 100																	ASSESSED VALUE															757,945														
Heating Type		04	AIR DUCTED 100																	TOTAL EXEMPTION VALUE															35 WX 731,791														
Bedrooms			4 100																	BASE TAXABLE VALUE															26,154														
Bathrooms			3.5 100																	TOTAL JUST VALUE															862,388														
Frame		02	WOOD FRAME 100																	NCON VALUE															0														
Stories		1.5	1.5 100		INCOME VALUE																																												
Units			0 100		PREVIOUS YEAR MKT VALUE															702,146																													
Occupancy		00	NONE 100																																														
Quality		03	Quality Level 03																																														
DOR CODE		0100	SINGLE FAMILY																																														
MAP NUM			MKT AREA		01																																												
NEIGHBORHOOD/LOC		1031.00																																															
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																																													
APT	682	100	682	122,108																																													
FOP	176	30	53	9,489																																													
HXB	645	100	645	115,484																																													
HXB	1,638	100	1,638	293,275																																													
HXG	682	55	375	67,141																																													
HXP	312	30	94	16,830																																													
HXS	267	40	107	19,158																																													
TOTALS		4,402		3,594		643,485																			BLD DATE				LGL DATE				03/21/2024		MLU														
EXTRA FEATURES		1702 PARK AV, FERNANDINA BEACH																		XF DATE				LAND DATE																									
																				INC DATE				AG DATE																									
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	0	0	0	1.00	UT	3,500.00	3,500.00	100	1999	1999	3	83	2,905																																	
2	0858	SCULP CONC	0	0	0	0	268.00	SF	13.00	13.00	100	1999	1999	3	93	3,240																																	
3	0861	POOL GUNIT	0	0	0	0	290.00	SF	85.00	85.00	100	1999	1999	3	23	5,670																																	
4	0877	JACUZZI	0	0	0	0	1.00	UT	1,000.00	1,000.00	100	1999	1999	3	20	200																																	
5	0871	POOL HTR R	0	0	0	0	1.00	UT	4,000.00	4,000.00	100	1999	1999	3	20	800																																	
6	0810	CONCRETE A	0	0	8	5	40.00	SF	6.50	6.50	100	1999	1999	3	77	200																																	
7	0810	CONCRETE A	0	0	12	3	36.00	SF	6.50	6.50	100	1999	1999	3	77	180																																	
8	0810	CONCRETE A	0	0	0	0	760.00	SF	6.50	6.50	100	1999	1999	3	77	3,804																																	
9	1126	CB/STC 8"	0	0	0	0	100.00	SF	8.00	8.00	100	1999	1999	3	77	616																																	
10	0470	VNYL GATE	0	0	0	0	1.00	UT	300.00	300.00	100	2000	2000	3	52	156																																	
LAND DESCRIPTION					TOTAL OB/XF										17,771																																		
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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			R-2	0.00	0.00	50.00	FF		1.00	1.00	1.00	4,000.00	4,000.00	200,000																																

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