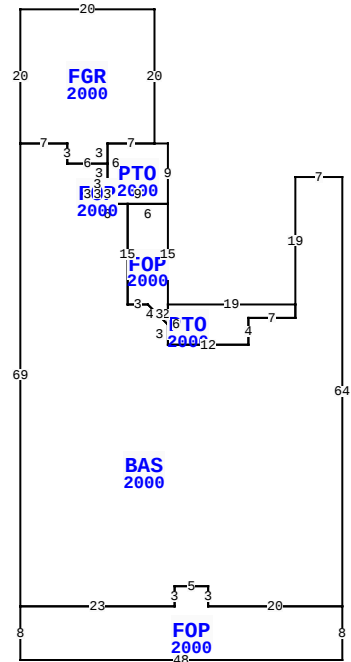


AKINS DOROTHY C & LEWIS H
1801 PARK AV
FERNANDINA BEACH, FL 32034

00-00-31-102P-0003-0030

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	2,907	140.3909		210.59	612,185	2000	2000		0	0	11.00	89.00	VALUATION BY																																			
Roof Structur		08	IRREGULAR 100		1 SFR CUST - 100% - 2013										Heated Area: 2518										HX Base Yr 2013										STANDARD																			
Roof Cover		03	COMP SHNGL 100												Tax Group: 2										Tax Dist:																													
Interior Wall		05	DRYWALL 100												BUILDING MARKET VALUE										544,845																													
Interior Floo		12	HARDWOOD 80												TOTAL MARKET OB/XF VALUE										19,535																													
Interior Floo		15	HARDTILE 20												TOTAL LAND VALUE - MARKET										240,000																													
Air Condition		03	CENTRAL 100												TOTAL MARKET VALUE										804,380																													
Heating Type		04	AIR DUCTED 100												SOH/AGL Deduction										421,192																													
Bedrooms			3 100												ASSESSED VALUE										383,188																													
Bathrooms			3 100												TOTAL EXEMPTION VALUE										HX HB 50,000																													
Frame		02	WOOD FRAME 100												BASE TAXABLE VALUE										333,188																													
Stories		1.	1. 100												TOTAL JUST VALUE										804,380																													
Units		00	0 100		NCON VALUE										0																																							
Occupancy		00	NONE 100		INCOME VALUE																																																	
					PREVIOUS YEAR MKT VALUE										650,959																																							
Quality		03	Quality Level 03												PERMIT NUM										DESCRIPTION										AMT										ISSUED									
DOR CODE		0100	SINGLE FAMILY												2002424										SWIM POOL										0										03/14/2000									
MAP NUM			MKT AREA												2002424										XF0B										3,829										03/14/2000									
NEIGHBORHOOD/LOC		1031.00													991199										NEW CONSTR										166,100										09/03/1999									
AREA TYPE			TOTAL GROSS AREA		PCT OF BASE		TOT ADJ AREA		SUBAREA MARKET VALUE																																													
BAS			2,518		100		2,518		471,937																																													
FGR			418		55		230		43,108																																													
FOP			9		30		3		562																																													
FOP			95		30		28		5,248																																													
FOP			399		30		120		22,491																																													
PTO			81		5		4		749																																													
PTO			86		5		4		749																																													
TOTALS			3,606				2,907		544,845																																													
EXTRA FEATURES		1801 PARK AVE, FERNANDINA BEACH										BLD DATE										LGL DATE										03/21/2024										MLU												
												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	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	2000	2000	3	84	2,940																																							
2	0819	CONC 12"	0 100	3	6	18.00	SF	9.50	9.50	100	2000	2000	3	79	135																																							
3	0810	CONCRETE A	0 100	12	3	36.00	SF	6.50	6.50	100	2000	2000	3	79	185																																							
4	0810	CONCRETE A	0 100	7	7	49.00	SF	6.50	6.50	100	2000	2000	3	79	252																																							
5	0810	CONCRETE A	0 100	0	0	696.00	SF	6.50	6.50	100	2000	2000	3	79	3,574																																							
6	0861	POOL GUNIT	0 100	0	0	231.00	SF	85.00	85.00	100	2000	2000	3	25	4,909																																							
7	0877	JACUZZI	0 100	0	0	1.00	UT	1,000.00	1,000.00	100	2000	2000	3	20	200																																							
8	0871	POOL HTR R	0 100	0	0	1.00	UT	4,000.00	4,000.00	100	2000	2000	3	20	800																																							
9	0858	SCULP CONC	0 100	0	0	225.00	SF	13.00	13.00	100	2000	2000	3	94	2,750																																							
10	0910	SCRN RM L	0 100	0	0	627.00	SF	15.00	15.00	100	2000	2000	3	20	1,881																																							
LAND DESCRIPTION										TOTAL OB/XF										17,626																																		
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	100	0003	R-2	0.00	0.00	60.00	FF		1.00	1.00	1.00	4,000.00	4,000.00	240,000																																					

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[illegible]