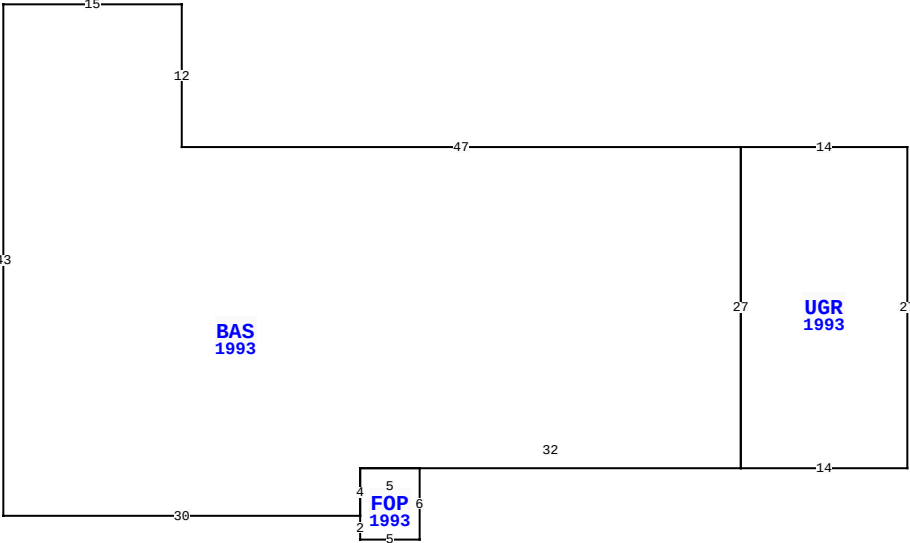


LAST FRANK JAMES III & MARY J
2019 ALACHUA ST
FERNANDINA BEACH, FL 32034-2519

00-00-31-1060-000F-0030

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																																			
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1																																			
ELEMENT	CD									TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND																																	
Exterior Wall	18	CEMENT BRK 100								0100	01	2,153	121.1280	115.07	247,746	1956	1985	0	0	28.50	71.50	VALUATION BY								STANDARD																									
Roof Structur	03	GABLE/HIP 100								1 SINGLE FAM - 100% - 2001										Heated Area: 1974										HX Base Yr 2001										Tax Group: 2								Tax Dist:							
Roof Cover	03	COMP SHNGL 100																																																					
Interior Wall	03	PLASTER 80																																																					
Interior Wall	06	CUST PANEL 20																																																					
Interior Floo	12	HARDWOOD 100																																																					
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	02	DIST FB 100																																																					
Occupancy	00	NONE 100																																																					
Quality		03	Quality Level 03																																																				
DOR CODE		0100	SINGLE FAMILY																																																				
MAP NUM			MKT AREA						01																																														
NEIGHBORHOOD/LOC		1007.00																																																					
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																																																			
BAS	1,974	100	1,974	162,411																																																			
FOP	30	30	9	741																																																			
UGR	378	45	170	13,987																																																			
TOTALS		2,382	2,153	177,138																																																			
EXTRA FEATURES										2019 ALACHUA ST, FERNANDINA BEACH										BLD DATE XF DATE INC DATE										LGL DATE LAND 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	0810	CONCRETE A	0 100	41	3	123.00	SF	6.50	6.50	100	1956	1956	3	20	160																																								
2	0810	CONCRETE A	0 100	69	8	552.00	SF	6.50	6.50	100	1956	1956	3	20	718																																								
3	0810	CONCRETE A	0 100	21	11	231.00	SF	6.50	6.50	100	1990	1990	3	59.5	893																																								
4	0940	SHEDS/PORT	0 100	12	10	120.00	SF	30.00	30.00	100	2000	2000	3	20	720																																								
5	1242	WD DECK A	0 100	19	24	456.00	SF	10.00	10.00	100	2000	2000	3	20	912																																								
</																																																							