

LOTS 53 & 54
IN OR 800/1285
BUCKS FDNA BEACH #1 PB 2/30

WE'RE FOR JESUS
5000 NORTH MAIN ST
JACKSONVILLE, FL 32206

2024

00-00-31-114A-0053-0000



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 1 2											
Exterior Wall	08	WD ON PLY 50		2700	01	3,123	98.0490	122.56	382,755	1966	1980	0	0	0	25.25	74.75	VALUATION BY STANDARD											
Exterior Wall	15	CONC BLOCK 50		1 DUPLEX - 0% - 0													Tax Group: 2 Tax Dist:											
Roof Structure	03	GABLE/HIP 100		Heated Area: 2718													BUILDING MARKET VALUE 286,109											
Roof Cover	03	COMP SHNGL 100		HX Base Yr													TOTAL MARKET OB/XF VALUE 16,180											
Interior Wall	04	PLYWOOD 50															TOTAL LAND VALUE - MARKET 1,402,500											
Interior Wall	05	DRYWALL 50															TOTAL MARKET VALUE 1,704,789											
Interior Floor	10	TERRAZZO 50															SOH/AGL Deduction 27,143											
Interior Floor	14	CARPET 50															ASSESSED VALUE 1,677,646											
Air Condition	03	CENTRAL 100															TOTAL EXEMPTION VALUE 02 1,677,646											
Heating Type	04	AIR DUCTED 100															BASE TAXABLE VALUE 0											
Bedrooms	6	100															TOTAL JUST VALUE 1,704,789											
Bathrooms	4	100															NCON VALUE 14,560											
Frame	02	WOOD FRAME 100															INCOME VALUE											
Stories	2.	2. 100															PREVIOUS YEAR MKT VALUE 1,550,333											
Units	0	100																										
BUD8 Adjustme	02	DIST FB 100																										
Occupancy	00	NONE 100																										
Quality	04	Quality Level 04																										
DOR CODE	0800	MULTI-FAMILY																										
MAP NUM		MKT AREA	01																									
NEIGHBORHOOD/LOC	1052.00																											
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																								
BAL	246	15	37	3,390																								
BAS	1,119	100	1,119	102,516																								
DCK	60	10	6	549																								
DCK	96	10	10	916																								
FOP	84	30	25	2,290																								
FOP	144	30	43	3,939																								
FUS	1,599	100	1,599	146,490																								
PTO	192	5	10	916																								
PTO	252	5	13	1,191																								
UGR	480	45	216	19,789																								
TOTALS	4,372		3,123	286,109																								
EXTRA FEATURES				2620 S FLETCHER AVE, 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	0415	BEACHWALK	0	0	0	0			992.00 SF 5.75	5.75	100	1990	1990	3	20	1,141												
2	0810	CONCRETE A	0	0	18	2			36.00 SF 6.50	6.50	100	1966	1966	3	20	47												
3	1242	WD DECK A	0	0	12	12			144.00 SF 10.00	10.00	100	1990	1990	3	20	288												
4	1242	WD DECK A	0	0	0	0			72.00 SF 10.00	10.00	100	1990	1990	3	20	144												
5	0811	CONCRETE B	0	0	0	0			2,800.00 SF 5.20	5.20	100	2024	2022		100	14,560												
TOTAL OB/XF 16,180																												
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	000120	C	SFR OCN FT	0		R-2	100.00	290.00	100.00	FF		1.00	1.00	0.85	16,500.00	14,025.00	1,402,500											
REVIEW DATE 06/06/2024 BY KBA Total Acres: 0.00 Total Land Value: 1,402,500 Market: 0 Agricultural: 0 Common: 1,402,500 PRINTED 08/06/2024 BY SYS																												