

LOT 29
FERREIRAS R/P OF FDNA BEACH
PBK 2/34

CIBOR STEVEN REVOCABLE TRUST/CIBOR STEVEN T TRUSTE
4600 BEECHWOOD ROAD
COLLEGE PARK, MD 20740

2024

00-00-31-126A-0029-0000



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	10	ABOVE AVG 100	0900	01	1,753	123.9000	154.88	271,505	1940	1990	0	0	0	15.25	84.75	VALUATION SUMMARY													
Roof Structur	03	GABLE/HIP 100	1 SNGL FAM - 0% - 0													Heated Area: 1662													
Roof Cover	03	COMP SHNGL 100														HX Base Yr													
Interior Wall	05	DRYWALL 100																											
Interior Floo	11	CLAY TILE 50																											
Interior Floo	12	HARDWOOD 50																											
Air Condition	03	CENTRAL 100																											
Heating Type	04	AIR DUCTED 100																											
Bedrooms		3 100																											
Bathrooms		2 100																											
Frame	02	WOOD FRAME 100																											
Stories	2.	2. 100																											
Units		0 100																											
BUD8 Adjustme	02	DIST FB 100																											
Occupancy	00	NONE 100																											
Quality			04	Quality Level 04																									
DOR CODE			0100	SINGLE FAMILY																									
MAP NUM				MKT AREA												01													
NEIGHBORHOOD/LOC			1050.00																										
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																									
BAS	766	100	766	100,546																									
FSP	48	40	19	2,494																									
FST	130	55	72	9,450																									
FUS	896	100	896	117,609																									
TOTALS			1,840	1,753	230,100																								
EXTRA FEATURES										1127 OCEAN AVE A B, 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	0810	CONCRETE A	0	0	41	5			6.50	100	2003	2003	3	83	1,106														
2	0810	CONCRETE A	0	0	0	0			6.50	100	2003	2003	3	83	4,273														
3	0810	CONCRETE A	0	0	13	4			6.50	100	1940	1940	3	20	68														
4	1123	CB 8"	0	0	41	3			6.15	100	2003	2003	3	83	628														
5	1242	WD DECK A	0	0	3	3			10.00	100	2003	2003	3	21	19														
6	1241	WD DECK G	0	0	8	35			15.53	100	2003	2003	3	32	1,391														
7	1241	WD DECK G	0	0	44	4			15.53	100	2004	2004	3	36	984														
8	1241	WD DECK G	0	0	23	5			15.53	100	2006	2006	3	44	786														
9	1241	WD DECK G	0	0	12	18			11.50	100	2017	2017	3	84	2,087														
LAND DESCRIPTION										TOTAL OB/XF 11,342																			
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	0002	R-2	50.00	100.00	50.00	FF		1.00	1.00	1.00	16,000.00	16,000.00	800,000												
REVIEW DATE 09/08/2022 BY DJX Total Acres: 0.00 Total Land Value: 800,000 Market: 0 Agricultural: 0 Common: 800,000 PRINTED 08/06/2024 BY SYS																													