

GRAHAM MICHAEL PATRICK
1010 N 15TH ST
FERNANDINA BEACH, FL 32034

2024

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		05	AVERAGE 70		0100	01	1,148	117.5540	111.68	128,209	1971	1980		0		0	21.50	78.50	VALUATION BY					STANDARD					
Roof Structure		03	GABLE/HIP 100		1 SINGLE FAM - 0% - 0														Heated Area: 950					HX Base Yr					
Roof Cover		03	COMP SHNGL 100																										
Interior Wall		04	PLYWOOD 100																										
Interior Floor		14	CARPET 80																										
Interior Floor		08	SHT VINYL 20																										
Air Condition		03	CENTRAL 100																										
Heating Type		04	AIR DUCTED 100																										
Bedrooms			3 100																										
Bathrooms			1.5 100																										
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		950		100		950		83,285																					
DCK		288		10		29		2,543																					
FGR		300		55		165		14,465																					
UOP		20		20		4		351																					
TOTALS		1,558				1,148		100,644																					
EXTRA FEATURES										1010 N 15TH ST, FERNANDINA BEACH																			
BLD DATE		07/22/2014																		KK		LGL DATE							
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	0810	CONCRETE A		0	0	0	603.00		SF	6.50	6.50		100	1980	1980	3	32.5	1,274											
2	1242	WD DECK A		0	0	0	45.00		SF	10.00	10.00		100	2008	2008	3	35	158											