

SASSER RICHARD A
720 ST BERNARD TRL
WAYCROSS, GA 31503

00-00-31-134A-0083-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY													
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1													
ELEMENT	CD	05	AVERAGE 100	0100	MDL	01	684	122.1000	EFF. AREA	116.00	TOT ADJ PTS	REPL. COST NEW	AYB	EYB	ECON	FNCT	0	0	NORM	16.75	% COND	83.25											
Exterior Wall	01	01	FLAT 100	1 SINGLE FAM - 0% - 0										Heated Area: 684										HX Base Yr									
Roof Structur	01	01	FLAT 100																														
Roof Cover	04	04	BUILT-UP 100																														
Interior Wall	04	04	PLYWOOD 100																														
Interior Floo	08	08	SHT VINYL 100																														
Air Condition	03	03	CENTRAL 100																														
Heating Type	04	04	AIR DUCTED 100																														
Bedrooms	2	2	100																														
Bathrooms	2	2	100																														
Frame	02	02	WOOD FRAME 100																														
Stories	1.	1.	100																														
Units	0	0	100																														
BUD8 Adjustme	02	02	DIST FB 100																														
Occupancy	00	00	NONE 100																														
Quality			03	Quality Level 03																													
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	684	100	684	66,054																													
TOTALS			684		684	66,054																											
EXTRA FEATURES										731 OCEAN AVE, FERNANDINA BEACH										BLD DATE													
																				XF DATE													
																				INC DATE													
																				LGL DATE													
																				LAND DATE													
																				AG DATE													
																				05/22/2024 MLU													
BUILDING NOTES																																	
BUILDING DIMENSIONS																																	
BAS=[YR=1993] W18 S38 E18 N38 \$.																																	
LAND DESCRIPTION										TOTAL OB/XF										2,775													
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	35.00	100.00	35.00	FF		1.00	1.00	1.00	16,000.00	16,000.00	560,000																