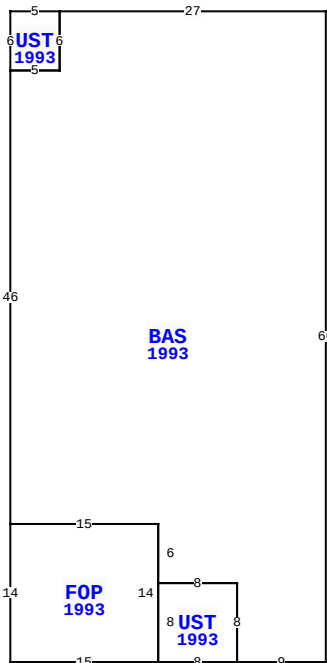


MCCARTHY ALICE A
150 BONNIEVIEW RD
FERNANDINA BEACH, FL 32034

00-00-31-134B-0161-0000

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	DP	NORM	% COND	VALUATION SUMMARY																			
Exterior Wall		05	AVERAGE 100		0100	01	1,914	105.4480	100.18	191,745	1948	1948	0	0	50	26.00	24.00	VALUATION BY					STANDARD														
Roof Structure		03	GABLE/HIP 100		1 SINGLE FAM - 0% - 0													Heated Area: 1808										HX Base Yr									
Roof Cover		03	COMP SHNGL 100																																		
Interior Wall		05	DRYWALL 100																																		
Interior Floor		14	CARPET 80																																		
Interior Floor		11	CLAY TILE 20																																		
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		1041.00																																			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																																	
BAS	1,808	100	1,808	43,470																																	
FOP	210	30	63	1,515																																	
UST	30	45	14	337																																	
UST	64	45	29	697																																	
TOTALS		2,112		1,914	46,019																																
EXTRA FEATURES					826 N 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	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1948	1948	3	20	700																					
2	0810	CONCRETE A	0	0	0	0	361.00	SF	6.50	6.50	100	1948	1948	3	20	469																					
3	0810	CONCRETE A	0	0	0	0	260.00	SF	6.50	6.50	100	1948	1948	3	20	338																					
4	1123	CB 8"	0	0	28	6	168.00	SF	6.15	6.15	100	1948	1948	3	20	207																					
5	1123	CB 8"	0	0	25	4	100.00	SF	6.15	6.15	100	1948	1948	3	20	123																					
LAND DESCRIPTION																																					
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV													
1	000100	C	SFR			R-2	50.00	100.00	50.00	FF		1.00	1.00	1.00	7,000.00	7,000.00	350,000																				
REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 350,000 Market: 0 Agricultural: 0 Common: 350,000 PRINTED 08/06/2024 BY SJS																																					