

LOTS 21 & N1/2 OF 23
IN OR 2274/751
HAMBYS SUB PB 2/32

MEDICI MARY
145 TARRAGON DRIVE
FAYETTEVILLE, GA 30215

2024

00-00-31-1360-0021-0000



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	VALUATION SUMMARY																			
Exterior Wall		10	ABOVE AVG 60		0500	11	4,872	150.3624	225.54	1,098,831	2020	2020	0	0	0	1.20	98.80	VALUATION BY		STANDARD																	
Exterior Wall		17	CB STUCCO 40		2 SFR CUST - 0% - 0										Heated Area: 3371										HX Base Yr												
Roof Structur		03	GABLE/HIP 100																																		
Roof Cover		13	STAND SEAM 100																																		
Interior Wall		05	DRYWALL 100																																		
Interior Floor		12	HARDWOOD 70																																		
Interior Floor		11	CLAY TILE 30																																		
Air Condition		03	CENTRAL 100																																		
Heating Type		04	AIR DUCTED 100																																		
Bedrooms		4	100																																		
Bathrooms		3.5	100																																		
Frame		04	REIN CONC 100																																		
Stories		3.	100																																		
Units		0	100																																		
Quality		06	Quality Level 06																																		
DOR CODE		0100	SINGLE 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	144	15	22	4,902																																	
BAL	390	15	58	12,924																																	
BAS	326	100	326	72,644																																	
FCP	252	25	63	14,038																																	
FGR	1,190	55	654	145,733																																	
FOP	117	30	35	7,799																																	
FOP	126	30	38	8,468																																	
FOP	194	30	58	12,924																																	
FOP	203	30	61	13,593																																	
FOP	252	30	76	16,935																																	
TOTALS	7,871		4,872	1,085,645																																	
EXTRA FEATURES					2132 S FLETCHER AVE, FERNANDINA BEACH										BLD DATE					LGL DATE					05/07/2024					MLU							
															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	0415	BEACHWALK	0	0	88	3	264.00	SF	5.75	5.75	100	1980	1980	3	20	304																					
2	0415	BEACHWALK	0	0	82	3	1,136.00	SF	5.75	5.75	100	2020	2020	3	90	5,879																					
3	0753	UEP	0	0	15	12	180.00	SF	22.00	22.00	100	2020	2020	3	93	3,683																					
4	0409	ELEVATOR R	0	0	0	0	1.00	UT	13,260.00	13,260.00	100	2020	2020	3	100	13,260																					
5	0855	CONC PAVER	0	0	0	0	2,007.00	SF	10.00	10.00	100	2020	2020	3	99	19,869																					
6	0861	POOL GUNIT	0	0	0	0	420.00	SF	85.00	85.00	100	2020	2020	3	93	33,201																					
7	0857	SANDSTONE/	0	0	0	0	600.00	SF	16.00	16.00	100	2020	2020	3	100	9,600																					
LAND DESCRIPTION																		TOTAL OB/XF										85,796									
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	000120	C	SFR OCN FT	0		R-2	75.00	250.00	75.00	FF		1.00	1.00	1.00	16,500.00	16,500.00	1,237,500																				