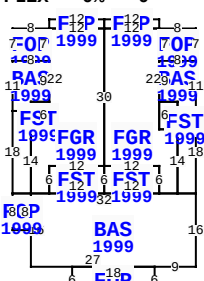


PEDERSEN ARVID K & ELIZABETH G
1725 HOWARD LN
FERNANDINA BEACH, FL 32034

00-00-31-140G-0004-0000

BUILDING CHARACTERISTICS							MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY														
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	A/YB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY																
Exterior Wall	14	WD SHINGLE 60	2800	01	4,211	122.4520	150.62	634,261	1999	2004	0	0	9.50	90.50	VALUATION BY																
Exterior Wall	23	REINF CONC 40	1 TRI PLEX - 0% - 0												Heated Area: 3418 HX Base Yr																
Roof Structure	08	IRREGULAR 100																													
Roof Cover	12	MODULAR MT 100																													
Interior Wall	05	DRYWALL 100																													
Interior Floor	15	HARDTILE 70																													
Interior Floor	14	CARPET 30																													
Air Condition	03	CENTRAL 100																													
Heating Type	04	AIR DUCTED 100																													
Bedrooms		5 100																													
Bathrooms		5.5 100																													
Frame Stories	04	REIN CONC 100																													
Units	3.	3. 100																													
Occupancy	00	NONE 100																													
Quality 05 Quality Level 05																															
DOR CODE 0800 MULTI-FAMILY																															
MAP NUM MKT AREA 01																															
NEIGHBORHOOD/LOC 1041.0100																															
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																											
BAS	80	100	80	10,905																											
BAS	80	100	80	10,905																											
BAS	576	100	576	78,515																											
FGR	416	55	229	31,215																											
FGR	416	55	229	31,215																											
FOP	16	30	5	681																											
FOP	24	30	7	954																											
FOP	24	30	7	954																											
FOP	32	30	10	1,363																											
FOP	56	30	17	2,318																											
TOTALS 5,082			4,211			574,006																									
EXTRA FEATURES			731 TARPON AVE ABC, 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	1241	WD DECK G	0	0	14	6	84.00	UT 17.25	17.25	100	1999	1999	3	27	391																
2	0810	CONCRETE A	0	0	0	0	3,717.00	SF 6.50	6.50	100	1999	1999	3	77	18,604																
3	0819	CONC 12"	0	0	0	0	256.00	SF 4.75	4.75	100	1999	1999	3	77	936																
4	0810	CONCRETE A	0	0	18	36	648.00	SF 6.50	6.50	100	1999	1999	3	77	3,243																
5	0400	CONC CURB	0	0	0	0	195.00	LF 15.00	15.00	100	1999	1999	3	83	2,428																
LAND DESCRIPTION			TOTAL OB/XF 25,602																												
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	000800	C	MULTI-FAM	0	0006	R-2	71.00	176.00	71.00	FF		1.00	1.00	1.20	5,300.00	6,360.00	451,560														
REVIEW DATE 06/06/2024 BY KBA Total Acres: 0.00 Total Land Value: 451,560 Market: 0 Agricultural: 0 Common: 451,560 PRINTED 08/06/2024 BY SYS																															