

RUFFIN DAVID HARRIS
1372 MISSION SAN CARLOS DR
FERNANDINA BEACH, FL 32034

00-00-31-142A-0008-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1									
ELEMENT CD										TYPE MDL EFF. AREA TOT ADJ PTS EFF. BASE RATE REPL. COST NEW AYB EYB ECON FNCT NORM % COND										VALUATION BY STANDARD									
Exterior Wall 16 WD FR STUC 100										0900 11 1,816 138.4300 173.04 314,241 1981 2000 0 0 11.50 88.50										Tax Group: 2 Tax Dist:									
Roof Structur 03 GABLE/HIP 100										1 SNGL FAM - 0% - 0 Heated Area: 1630 HX Base Yr										BUILDING MARKET VALUE 278,103									
Roof Cover 03 COMP SHNGL 100																				TOTAL MARKET OB/XF VALUE 3,968									
Interior Wall 05 DRYWALL 100																				TOTAL LAND VALUE - MARKET 250,000									
Interior Floo 14 CARPET 80																				TOTAL MARKET VALUE 532,071									
Interior Floo 08 SHT VINYL 20																				SOH/AGL Deduction 179,944									
Air Condition 03 CENTRAL 100																				ASSESSED VALUE 352,127									
Heating Type 04 AIR DUCTED 100																				TOTAL EXEMPTION VALUE 0									
Bedrooms 3 100																				BASE TAXABLE VALUE 352,127									
Bathrooms 2 100																				TOTAL JUST VALUE 532,071									
Frame 02 WOOD FRAME 100																				NCON VALUE 0									
Stories 1.5 1.5 100																				INCOME VALUE									
Units 0 100																				PREVIOUS YEAR MKT VALUE 508,807									
BUD8 Adjustme 02 DIST FB 100																													
Quality 03 Quality Level 03																													
DOR CODE 0100 SINGLE FAMILY																													
MAP NUM MKT AREA 01																													
NEIGHBORHOOD/LOC 1025.00																													
AREA TYPE TOTAL GROSS AREA PCT OF BASE TOT ADJ AREA SUBAREA MARKET VALUE																													
BAS 1,136 100 1,136 173,967																													
FEP 63 80 50 7,657																													
FGR 240 55 132 20,214																													
FOP 15 30 4 612																													
FUS 494 100 494 75,652																													
TOTALS 1,948 1,816 278,103																													
EXTRA FEATURES										535 TARPON 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 0810 CONCRETE A 0 0 0 0 631.00 SF 6.50 6.50 100 1981 1981 3 35 1,436																													
2 1126 CB/STC 8" 0 0 10 3 30.00 SF 8.00 8.00 100 1981 1981 3 35 84																													
3 0500 FP-PRE FAB 0 0 0 0 1.00 UT 3,500.00 3,500.00 100 1981 1981 3 49 1,715																													
4 0850 PEBBLE WLK 0 0 50 4 200.00 SF 3.50 3.50 100 1981 1981 3 35 245																													
5 0850 PEBBLE WLK 0 0 10 9 90.00 SF 3.50 3.50 100 1981 1981 3 35 110																													
6 1126 CB/STC 8" 0 0 27 5 135.00 SF 8.00 8.00 100 1981 1981 3 35 378																													
LAND DESCRIPTION										TOTAL OB/XF 3,968																			
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 0 0006 R-3 43.00 100.00 1.00 UT 1.00 1.00 1.00 250,000.00 250,000.00 250,000																													
REVIEW DATE 01/18/2022 BY DJX										Total Acres: 0.00 Total Land Value: 250,000 Market: 0 Agricultural: 0 Common: 250,000										PRINTED 08/06/2024 BY SYS									