

JENNINGS JOSHUA & HAYLEY
548 SEA ISLAND DRIVE
FERNANDINA BEACH, FL 32034

00-00-31-142R-0020-0000

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								
Exterior Wall		31	HARDIE BRD 100							03	3,329	120.7178	181.08	602,815	2022	2022	0	0	0	0.00	100.00								
Roof Structure		03	GABLE/HIP 100							1 SFR CUST - 100% - 2023										Heated Area: 2682									
Roof Cover		05	COMP SHNGL 100							HX Base Yr 2023																			
Interior Wall		03	DRYWALL 100																										
Interior Floor		12	HARDWOOD 70																										
Interior Floor		13	LVT/LAMNT 30																										
Air Condition		03	CENTRAL 100																										
Heating Type		04	AIR DUCTED 100																										
Bedrooms			3 100																										
Bathrooms			3.5 100																										
Frame		02	WOOD FRAME 100																										
Stories		0	0 100																										
Units		0	0 100																										
Occupancy		00	NONE 100																										
Quality		06	Quality Level 06																										
DOR CODE		0100	SINGLE FAMILY																										
MAP NUM			MKT AREA																	01									
NEIGHBORHOOD/LOC		1025.0100																											
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																									
BAL	168	15	25	4,527																									
BAS	518	100	518	93,799																									
FGR	663	55	365	66,094																									
FOP	72	30	22	3,984																									
FOP	300	30	90	16,297																									
FST	24	55	13	2,354																									
FUS	1,076	100	1,076	194,842																									
FUS	1,088	100	1,088	197,015																									
STR	64	10	6	1,086																									
STR	64	10	6	1,086																									
TOTALS	4,637		3,329	602,815																									
EXTRA FEATURES				548 SEA ISLAND DR, 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	0855	CONC PAVER	0 100	0	0	548.00	SF	10.00	10.00	100	2022	2022	3	100	5,480														
2	0409	ELEVATOR R	0 100	0	0	1.00	UT	10,200.00	10,200.00	100	2022	2022	3	100	10,200														
3	0861	POOL GUNIT	0 100	0	0	306.00	SF	85.00	85.00	100	2022	2022	3	98	25,490														
4	0855	CONC PAVER	0 100	0	0	384.00	SF	10.00	10.00	100	2022	2022	3	100	3,840														
5	0871	POOL HTR R	0 100	0	0	1.00	UT	2,000.00	2,000.00	100	2022	2022	3	97	1,940														
6	0476	VF 6 SBPL	0 100	0	0	132.00	LF	32.00	32.00	100	2022	2022	3	99	4,182														
7	0470	VNYL GATE	0 100	0	0	2.00	UT	300.00	300.00	100	2022	2022	3	99	594														
LAND DESCRIPTION																	TOTAL OB/XF 51,726												
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	100		R-3	0.00	0.00	1.00	LT		1.00	1.00	1.00	375,000.00	375,000.00	375,000												
REVIEW DATE 04/12/2023 BY TW Total Acres: 0.00 Total Land Value: 375,000 Market: 0 Agricultural: 0 Common: 375,000 PRINTED 08/06/2024 BY SYS																													