

CAPBRETON TRUST/LINTHICUM JAY B TRUSTEE
2745 CALL HILL RD
NASHVILLE, TN 37211

00-00-31-143A-0005-0040

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	05	AVERAGE 100		0900	01	1,609	122.2980	152.87	245,968	1987	1987	0	0	0	16.25	83.75													
Roof Structure	03	GABLE/HIP 100		1 SNGL FAM - 0% - 0										Heated Area: 1285															
Roof Cover	03	COMP SHNGL 100												HX Base Yr															
Interior Wall	05	DRYWALL 100																											
Interior Floor	14	CARPET 100																											
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		05 Quality Level 05																											
DOR CODE		0100 SINGLE FAMILY																											
MAP NUM		MKT AREA		01																									
NEIGHBORHOOD/LOC		1046.00																											
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																									
BAS	1,285	100	1,285	164,517																									
FGR	380	55	209	26,758																									
FOP	16	30	5	640																									
FSP	276	40	110	14,083																									
TOTALS		1,957		1,609		205,998																							
EXTRA FEATURES										1729 CRESCENT RD, 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	0811	CONCRETE B	0	0	36	16	656.00	SF	5.20	100	1987	1987	3	52	1,774														
2	0810	CONCRETE A	0	0	9	3	27.00	SF	6.50	100	1987	1987	3	52	91														
3	0940	SHEDS/PORT	0	0	12	10	120.00	SF	19.50	100	2007	2007	3	31	725														
TOTAL OB/XF 2,590																													
LAND DESCRIPTION																													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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		R-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	175,000.00	175,000.00	175,000												
REVIEW DATE 05/06/2019 BY DJA Total Acres: 0.00 Total Land Value: 175,000 Market: 0 Agricultural: 0 Common: 175,000 PRINTED 08/06/2024 BY SYS																													