

LOT 30
IN OR 1104/120 & OR 1105/692
IN OR 1204/1398

MDHC LLC
1121 MORVENWOOD ROAD
JACKSONVILLE, FL 32207

2024

00-00-31-1460-0030-0010



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY															
ELEMENT		CD	CONSTRUCTION												PAGE 1 of 1																				
Exterior Wall		10	ABOVE AVG 50		TYPE		MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY																	
Exterior Wall		19	COMMON BRK 50		0500		01	3,416	109.4800	164.22	560,976	1972	1995	0	0	18.50	81.50	STANDARD																	
Roof Structur		03	GABLE/HIP 100		1 SFR CUST - 0% - 2023										Heated Area: 2608										HX Base Yr										
Roof Cover		12	MODULAR MT 100																																
Interior Wall		04	PLYWOOD 100																																
Interior Floo		14	CARPET 70																																
Interior Floo		08	SHT VINYL 30																																
Air Condition		03	CENTRAL 100																																
Heating Type		04	AIR DUCTED 100																																
Bedrooms			3 100																																
Bathrooms			4 100																																
Frame		03	MASONRY 100																																
Stories		2.	2. 100																																
Units			0 100																																
BUD8 Adjustme		02	DIST FB 100																																
Occupancy		00	NONE 100																																
Quality		03	Quality Level 03																																
DOR CODE		0100	SINGLE FAMILY																																
MAP NUM			MKT AREA																																
NEIGHBORHOOD/LOC			1051.00																																
AREA TYPE		TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																														
BAL		192	15	29	3,881																														
BAL		208	15	31	4,149																														
BAS		796	100	796	106,536																														
FGR		552	55	304	40,687																														
FOP		400	30	120	16,060																														
FST		264	55	145	19,407																														
FUS		1,812	100	1,812	242,517																														
STR		56	10	6	803																														
UOP		867	20	173	23,154																														
TOTALS		5,147		3,416	457,195																														
EXTRA FEATURES					1770 S FLETCHER AVE, FERNANDINA BEACH										BLD DATE										LGL DATE										
															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	05/07/2024 MLU																		
1	0810	CONCRETE A	0	0	0	2,035.00	SF	6.50	6.50	100	1980	1980	3	32.5	4,299																				
2	0409	ELEVATOR R	0	0	0	1.00	UT	10,200.00	10,200.00	100	1980	1980	3	100	10,200																				
3	0830	FLAGSTONE	0	0	75	3	225.00	SF	12.00	12.00	100	1984	1984	3	44	1,188																			
4	0810	CONCRETE A	0	0	71	3	213.00	SF	6.50	6.50	100	1984	1984	3	44	609																			
5	0416	DUNEWALKS	0	0	160	4	640.00	SF	15.00	15.00	100	2007	2007	3	31	2,976																			
																									</										