

LOT 42 & PT LOT 41
IN OR 1260/1590
NATURES GATE PB 5/200

SPATOLA STEVEN M & JULIE A
4063 S FLETCHER AVE
FERNANDINA BEACH, FL 32034

2024

00-00-31-147G-0042-0000



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	STANDARD													
Exterior Wall	12	CEDAR 70	0900	01	2,015	123.7544	154.69	311,700	1989	1989	0	0	0	16.63	83.37	VALUATION BY													
Exterior Wall	05	AVERAGE 30	1 SNGL FAM - 0% - 0										Heated Area: 1625					HX Base Yr											
Roof Structure	08	IRREGULAR 100											Tax Group: 2					Tax Dist:											
Roof Cover	03	COMP SHNGL 100											BUILDING MARKET VALUE					259,864											
Interior Wall	05	DRYWALL 100											TOTAL MARKET OB/XF VALUE					5,235											
Interior Floo	14	CARPET 80											TOTAL LAND VALUE - MARKET					150,000											
Interior Floo	11	CLAY TILE 20											TOTAL MARKET VALUE					415,099											
Air Condition	03	CENTRAL 100											SOH/AGL Deduction					54,002											
Heating Type	04	AIR DUCTED 100											ASSESSED VALUE					361,097											
Bedrooms	3	100											TOTAL EXEMPTION VALUE					0											
Bathrooms	2	100											BASE TAXABLE VALUE					361,097											
Frame	02	WOOD FRAME 100											TOTAL JUST VALUE					415,099											
Stories	1.	1. 100	NCON VALUE					0																					
Units	0	100	INCOME VALUE																										
Occupancy	00	NONE 100	PREVIOUS YEAR MKT VALUE					368,586																					
Quality										05 Quality Level 05																			
DOR CODE										0100 SINGLE FAMILY																			
MAP NUM										MKT AREA																			
NEIGHBORHOOD/LOC										1030.00																			
AREA TYPE										TOTAL GROSS AREA																			
PCT OF BASE										TOT ADJ AREA																			
SUBAREA MARKET VALUE																													
BAS										1,625																			
FGR										474																			
FOP										121																			
FSP										200																			
UOP										64																			
TOTALS										2,484																			
EXTRA FEATURES										2,015																			
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 0500										FP-PRE FAB																			
2 0811										CONCRETE B																			
TOTALS										5,235																			
LAND DESCRIPTION										TOTAL OB/XF																			
L N										USE CODE																			
CLS										LAND USE DESCRIPTION																			
CAP										R D																			
LOC ZONE										FRONT																			
DEPTH										TOT LND UTS																			
UNIT TYPE										D T																			
DPH 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																			
REVIEW DATE										05/12/2019																			
BY										KBA																			
Total Acres:										0.00																			
Total Land Value:										150,000																			
Market:										0																			
Agricultural:										0																			
Common:										150,000																			
PRINTED										08/06/2024 BY SYS																			