

LOT 16
IN OR 1957/1311
PHOENIX WALK PB 5/55

WALDRON MARGARET K &/MILLER MARY B
14 ZACHARY CT
FERNANDINA BEACH, FL 32034-4336

2024

00-00-31-1635-0016-0000



BUILDING CHARACTERISTICS				
ELEMENT	CD	CONSTRUCTION		
Exterior Wall	17	CB STUCCO 100		
Roof Structure	03	GABLE/HIP 100		
Roof Cover	03	COMP SHNGL 100		
Interior Wall	05	DRYWALL 100		
Interior Floor	14	CARPET 60		
Interior Floor	11	CLAY TILE 40		
Air Condition	03	CENTRAL 100		
Heating Type	04	AIR DUCTED 100		
Bedrooms		2 100		
Bathrooms		2.5 100		
Frame	02	WOOD FRAME 100		
Stories		1. 100		
Units		0 100		
BUD8 Adjustme	02	DIST FB 100		
Quality		06 Quality Level 06		
DOR CODE		0100 SINGLE FAMILY		
MAP NUM		MKT AREA		01
NEIGHBORHOOD/LOC		1074.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,282	100	1,282	160,632
FGR	528	55	290	36,337
UOP	88	20	18	2,256
USP	406	30	122	15,286
TOTALS	2,304		1,712	214,511

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0320	11	1,712	163.8420	155.65	266,473	1984	1984	0	0	0	19.50 80.50

1 TOWNHOUSE - 100% - 1996

Heated Area: 1282

HX Base Yr 1996

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/09/2024
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY					PAGE 1 of 1		2
VALUATION SUMMARY							
VALUATION BY				STANDARD			
Tax Group: 2				Tax Dist:			
BUILDING MARKET VALUE				214,511			
TOTAL MARKET OB/XF VALUE				6,397			
TOTAL LAND VALUE - MARKET				225,000			
TOTAL MARKET VALUE				445,908			
SOH/AGL Deduction				281,467			
ASSESSED VALUE				164,441			
TOTAL EXEMPTION VALUE				HX HB WX 55,000			
BASE TAXABLE VALUE				109,441			
TOTAL JUST VALUE				445,908			
NCON VALUE				0			
INCOME VALUE							
PREVIOUS YEAR MKT VALUE				399,660			

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00
2	0801	ASPHALT A	0 100	0	0	63.00	SF	3.00	3.00
3	0845	KOOL DECK	0 100	0	0	318.00	SF	7.25	7.25
4	0855	CONC PAVER	0 100	0	0	271.00	SF	10.00	10.00
5	1126	CB/STC 8"	0 100	0	0	65.00	SF	8.00	8.00
TOTAL OB/XF 6,397									

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000310	C	TOWNHOUSE2	100		R-1	39.00	109.00	1.00
TOTAL ADJ 1.00									
UNIT PRICE 225,000.00									
ADJ UNIT PRICE 225,000.00									
LAND VALUE 225,000									
OTHER ADJUSTMENTS AND NOTES									
YEAR DENSITY DECL FRZ YR CONSRV									