

BLOCK 1 S1/2 OF LOT 13
IN OR 2218/1836
SOUTH BEACH PB 3/11

PARRISH WANDA B
P O BOX 564
METTER, GA 30439

2024

00-00-31-1720-0001-0132



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS												NASSAU COUNTY PROPERTY											
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1 2													
Exterior Wall	05	AVERAGE 100	0320	11	2,031	138.0183	131.12	266,305	1995	1995	0	0	0	13.75	86.25	VALUATION BY STANDARD												
Roof Structur	03	GABLE/HIP 100	1 TOWNHOUSE - 0% - 0													Heated Area: 1814 HX Base Yr												
Roof Cover	03	COMP SHNGL 100															Tax Group: 2		Tax Dist:									
Interior Wall	05	DRYWALL 100															BUILDING MARKET VALUE		229,688									
Interior Floo	11	CLAY TILE 50															TOTAL MARKET OB/XF VALUE		11,676									
Interior Floo	14	CARPET 50															TOTAL LAND VALUE - MARKET		536,250									
Air Condition	03	CENTRAL 100															TOTAL MARKET VALUE		777,614									
Heating Type	04	AIR DUCTED 100															SOH/AGL Deduction		858									
Bedrooms		3 100															ASSESSED VALUE		776,756									
Bathrooms		3 100															TOTAL EXEMPTION VALUE		0									
Frame	02	WOOD FRAME 100															BASE TAXABLE VALUE		776,756									
Stories	2.	2. 100															TOTAL JUST VALUE		777,614									
Units		0 100	NCON VALUE		0																							
Quality		02	Quality Level 02		INCOME VALUE																							
DOR CODE		0100	SINGLE FAMILY		PREVIOUS YEAR MKT VALUE		706,142																					
MAP NUM			MKT AREA																									
NEIGHBORHOOD/LOC		1052.00																										
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																								
BAS	1,005	100	1,005	113,657																								
FGR	288	55	158	17,868																								
FOP	88	30	26	2,940																								
FUS	809	100	809	91,491																								
PTO	68	5	3	339																								
UOP	75	20	15	1,697																								
UOP	75	20	15	1,697																								
TOTALS		2,408	2,031	229,688																								
EXTRA FEATURES					3014 S FLETCHER AVE B, 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	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1995	1995	3	77	2,695												
2	0811	CONCRETE B	0	0	0	0	910.00	SF	5.20	5.20	100	1995	1995	3	70	3,312												
3	0810	CONCRETE A	0	0	0	0	80.00	SF	6.50	6.50	100	1995	1995	3	70	364												
4	0845	KOOL DECK	0	0	16	4	64.00	SF	7.25	7.25	100	1995	1995	3	70	325												
5	0810	CONCRETE A	0	0	0	0	349.00	SF	6.50	6.50	100	1995	1995	3	70	1,588												
6	0861	POOL GUNIT	0	0	0	0	119.00	SF	85.00	85.00	100	1995	1995	3	20	2,023												
7	0845	KOOL DECK	0	0	0	0	223.00	SF	7.25	7.25	100	1995	1995	3	70	1,132												
8	0415	BEACHWALK	0	0	0	0	197.00	SF	5.75	5.75	100	1995	1995	3	20	227												
9	1242	WD DECK A	0	0	0	0	5.00	SF	10.00	10.00	100	1995	1995	3	20	10												
TOTAL OB/XF					11,676																							
LAND DESCRIPTION					TOTAL OB/XF 11,676																							
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	000120	C	SFR OCN FT	0		R-3	25.00	350.00	25.00	FF		1.00	1.00	1.30	16,500.00	21,450.00	536,250											
REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 536,250 Market: 0 Agricultural: 0 Common: 536,250 PRINTED 08/06/2024 BY SYS																												