

BLOCK 14 LOT 26
ESMT OR 1262/74
CITY OF FDNA BEACH

COTTER RALPH E TRUST/COTTER RALPH E III TRUSTEE
60 MARSH CREEK RD
FERNANDINA BEACH, FL 32034

2024

00-00-31-1800-0014-0260



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	15	CONC BLOCK 90	1701	04	3,177	120.3384	170.58	541,933	1959	2005	0	0	0	14.00	86.00	VALUATION BY STANDARD													
Exterior Wall	19	COMMON BRK 10	1 OFFICE 1&2 - 0% - 0													Heated Area: 3119			HX Base Yr										
Roof Structure	04	WOOD TRUSS 100														Tax Group: 2			Tax Dist:										
Roof Cover	04	BUILT-UP 100														BUILDING MARKET VALUE			466,062										
Interior Wall	03	PLASTER 50														TOTAL MARKET OB/XF VALUE			2,324										
Interior Wall	05	DRYWALL 50														TOTAL LAND VALUE - MARKET			187,500										
Interior Floor	12	HARDWOOD 50														TOTAL MARKET VALUE			655,886										
Interior Floor	14	CARPET 50														SOH/AGL Deduction			0										
Ceiling	02	F.NOT SUS 100														ASSESSED VALUE			655,886										
Air Condition	03	CENTRAL 100														TOTAL EXEMPTION VALUE			0										
Heating Type	04	AIR DUCTED 100														BASE TAXABLE VALUE			655,886										
Fixtures	10	100														TOTAL JUST VALUE			655,886										
Frame	03	MASONRY 100	NCON VALUE			0																							
Story Height	10	100	INCOME VALUE			257,186																							
RMS	6	100	PREVIOUS YEAR MKT VALUE			662,395																							
Stories	2.	2. 100																											
Units	0	100																											
BUD8 Adjustme	02	DIST FB 100																											
Occupancy	00	ONE-190Level 05																											
DOR CODE	1800	MULTI STORY OFFICE																											
MAP NUM		MKT AREA	01																										
NEIGHBORHOOD/LOC	1005.00																												
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																									
BAS	1,445	100	1,445	211,980																									
BAS	325	100	325	47,678																									
BAS	85	100	85	12,469																									
CAN	35	30	10	1,467																									
CAN	35	30	10	1,467																									
CAN	125	30	38	5,575																									
FUS	1,264	100	1,264	185,427																									
TOTALS	3,314		3,177	466,062																									
EXTRA FEATURES					11 N 4TH ST, 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	0810	CONCRETE A	0	0	0	0	200.00	SF	6.50	6.50	100	1959	1959	3	20	260													
2	1242	WD DECK A	0	0	25	20	500.00	SF	10.00	10.00	100	2005	2005	3	24	1,200													
3	0445	BOX FNC 5'	0	0	0	0	9.00	LF	8.10	8.10	100	2005	2005	3	24	17													
4	1242	WD DECK A	0	0	15	3	45.00	SF	10.00	10.00	100	2005	2005	3	24	108													
5	0098	AWNING MTL	0	0	23	4	92.00	SF	13.00	13.00	100	2005	2005	3	24	287													
6	0098	AWNING MTL	0	0	15	2	45.00	SF	13.00	13.00	100	2005	2005	3	24	140													
7	0098	AWNING MTL	0	0	25	4	100.00	SF	13.00	13.00	100	2005	2005	3	24	312													
TOTAL OB/XF 2,324																													
LAND DESCRIPTION																													
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	001800	C	MULTISTORY	0	0003	C-3	25.00	100.00	2,500.00	SF		1.00	1.00	0.75	100.00	75.00	187,500												
REVIEW DATE 12/30/2021 BY KK Total Acres: 0.00 Total Land Value: 187,500 Market: 0 Agricultural: 0 Common: 187,500 PRINTED 08/06/2024 BY SYS																													