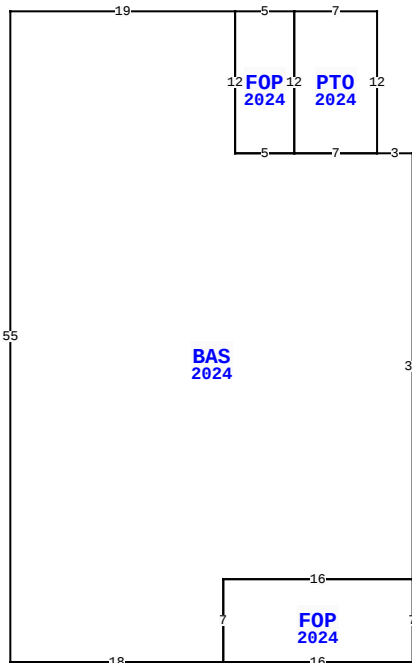


MORRIS MYRA KATHERINE & JOE
407 N 4TH ST
FERNANDINA BEACH, FL 32034

00-00-31-1800-0018-0260

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	VALUATION SUMMARY																
Exterior Wall		31	HARDIE BRD 100		0500	01	1,634	134.6400	201.96	330,003	2023	2023		0	0	0.00	100.00	VALUATION BY		STANDARD														
Roof Structur		03	GABLE/HIP 100		1 SFR CUST - 100% - 2024										Heated Area: 1578										HX Base Yr 2024									
Roof Cover		13	STAND SEAM 100																															
Interior Wall		05	DRYWALL 100																															
Interior Floo		11	CLAY TILE 100																															
Air Condition		03	CENTRAL 100																															
Heating Type		04	AIR DUCTED 100																															
Bedrooms			2 100																															
Bathrooms			2 100																															
Frame		02	WOOD FRAME 100																															
Stories		1.	1. 100																															
Units			0 100																															
Quality		03	Quality Level 03																															
DOR CODE		0100	SINGLE FAMILY																															
MAP NUM			MKT AREA		01																													
NEIGHBORHOOD/LOC		1001.00																																
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																														
BAS	1,578	100	1,578	318,693																														
FOP	60	30	18	3,635																														
FOP	112	30	34	6,867																														
PTO	84	5	4	808																														
TOTALS		1,834	1,634	330,003																														
EXTRA FEATURES					407 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	0504	FP-ELECTRI	0 100	0	0	1.00	UT	2,000.00	2,000.00	100	2024	2023		100	2,000																			
2	0855	CONC PAVER	0 100	0	0	855.00	SF	10.00	10.00	100	2024	2023		100	8,550																			
LAND DESCRIPTION																																		
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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	100	0006	R-2	50.00	100.00	50.00	FF		1.00	1.00	1.00	4,000.00	4,000.00	200,000																	
REVIEW DATE 01/31/2024 BY TW Total Acres: 0.00 Total Land Value: 200,000 Market: 0 Agricultural: 0 Common: 200,000 PRINTED 08/06/2024 BY SYS																																		