

BLOCK 35 LOT 1 &
W'LY 14.23 FT OF LOT 8
PT OR 1527/1276

KAVANAUGH ELWIN C III
102 N 6TH ST
FERNANDINA BEACH, FL 32034

2024

00-00-31-1800-0035-0010



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	PD	NORM	% COND	PAGE 1 of 1 2														
Exterior Wall	10	ABOVE AVG 100	0500	01	2,536	113.2800	169.92	430,917	1904	1990	0	0	110	15.25	110.00	VALUATION SUMMARY														
Roof Structur	08	IRREGULAR 100	1 SFR CUST - 100% - 0													Heated Area: 1946														
Roof Cover	03	COMP SHNGL 100														HX Base Yr														
Interior Wall	03	PLASTER 100																												
Interior Floop	12	HARDWOOD 100																												
Air Condition	03	CENTRAL 100																												
Heating Type	04	AIR DUCTED 100																												
Bedrooms	3	100																												
Bathrooms	2	100																												
Frame	02	WOOD FRAME 100																												
Stories	2.	2. 100																												
Units	0	100																												
BUD8 Adjustme	02	DIST FB 100																												
Occupancy	00	NONE 100																												
Quality			03	Quality Level 03																										
DOR CODE			0100	SINGLE FAMILY																										
MAP NUM																MKT AREA		01												
NEIGHBORHOOD/LOC			1005.00																											
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																										
BAS	980	100	980	183,174																										
FDG	506	60	304	56,822																										
FEP	312	80	250	46,728																										
FOP	89	30	27	5,047																										
FUS	966	100	966	180,557																										
STR	40	10	4	748																										
STR	54	10	5	935																										
TOTALS			2,947			2,536	474,009																							
EXTRA FEATURES			102 N 6TH 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	0 100	92	12	1,104.00	SF	6.50	6.50	100	1987	1987	3	52	3,732															
2	0504	FP-ELECTRI	0 100	0	0	1.00	UT	2,000.00	2,000.00	100	1960	1960	3	22	440															
3	0858	SCULP CONC	0 100	67	3	162.00	SF	13.00	13.00	100	2005	2005	3	96	2,022															
4	0810	CONCRETE A	0 100	37	7	259.00	SF	6.50	6.50	100	1960	1960	3	20	337															
LAND DESCRIPTION																	TOTAL OB/XF 6,531													
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	100	0003	R-2	100.00	100.00	114.00	FF		1.00	1.00	1.00	4,000.00	4,000.00	456,000													
REVIEW DATE 03/10/2020 BY DJX Total Acres: 0.00 Total Land Value: 456,000 Market: 0 Agricultural: 0 Common: 456,000 PRINTED 08/06/2024 BY SYS																														