

BLOCK 71 LOT S2/3 OF 3  
& N 25 FT OF LOT 2  
CITY OF FDNA BEACH

STELP WILLIAM  
220 N 8TH STREET  
FERNANDINA BEACH, FL 32034

2024

00-00-31-1800-0071-0021



| 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                                                                                                                                 | 05               | AVERAGE 100    | 0100                           | 01                   | 1,584              | 111.1800    | 105.62         | 167,302        | 1994        | 2005           | 0         | 0         | 8.50        | 91.50   | VALUATION BY STANDARD  |                 |            |                             |      |         |      |     |    |        |  |  |            |  |  |  |  |  |  |  |  |  |  |  |
| Roof Structur                                                                                                                                 | 03               | GABLE/HIP 100  | 1 SINGLE FAM - 0% - 0          |                      |                    |             |                |                |             |                |           |           |             |         | Heated Area: 1494      |                 |            |                             |      |         |      |     |    |        |  |  | HX Base Yr |  |  |  |  |  |  |  |  |  |  |  |
| Roof Cover                                                                                                                                    | 03               | COMP SHNGL 100 |                                |                      |                    |             |                |                |             |                |           |           |             |         |                        |                 |            |                             |      |         |      |     |    |        |  |  |            |  |  |  |  |  |  |  |  |  |  |  |
| Interior Wall                                                                                                                                 | 05               | DRYWALL 100    |                                |                      |                    |             |                |                |             |                |           |           |             |         |                        |                 |            |                             |      |         |      |     |    |        |  |  |            |  |  |  |  |  |  |  |  |  |  |  |
| Interior Floo                                                                                                                                 | 14               | CARPET 80      |                                |                      |                    |             |                |                |             |                |           |           |             |         |                        |                 |            |                             |      |         |      |     |    |        |  |  |            |  |  |  |  |  |  |  |  |  |  |  |
| Interior Floo                                                                                                                                 | 08               | SHT VINYL 20   |                                |                      |                    |             |                |                |             |                |           |           |             |         |                        |                 |            |                             |      |         |      |     |    |        |  |  |            |  |  |  |  |  |  |  |  |  |  |  |
| Air Condition                                                                                                                                 | 03               | CENTRAL 100    |                                |                      |                    |             |                |                |             |                |           |           |             |         |                        |                 |            |                             |      |         |      |     |    |        |  |  |            |  |  |  |  |  |  |  |  |  |  |  |
| Heating Type                                                                                                                                  | 04               | AIR DUCTED 100 |                                |                      |                    |             |                |                |             |                |           |           |             |         |                        |                 |            |                             |      |         |      |     |    |        |  |  |            |  |  |  |  |  |  |  |  |  |  |  |
| Bedrooms                                                                                                                                      |                  | 4 100          |                                |                      |                    |             |                |                |             |                |           |           |             |         |                        |                 |            |                             |      |         |      |     |    |        |  |  |            |  |  |  |  |  |  |  |  |  |  |  |
| Bathrooms                                                                                                                                     |                  | 2 100          |                                |                      |                    |             |                |                |             |                |           |           |             |         |                        |                 |            |                             |      |         |      |     |    |        |  |  |            |  |  |  |  |  |  |  |  |  |  |  |
| Frame                                                                                                                                         | 02               | WOOD FRAME 100 |                                |                      |                    |             |                |                |             |                |           |           |             |         |                        |                 |            |                             |      |         |      |     |    |        |  |  |            |  |  |  |  |  |  |  |  |  |  |  |
| Stories                                                                                                                                       | 1.               | 1. 100         |                                |                      |                    |             |                |                |             |                |           |           |             |         |                        |                 |            |                             |      |         |      |     |    |        |  |  |            |  |  |  |  |  |  |  |  |  |  |  |
| Units                                                                                                                                         |                  | 0 100          |                                |                      |                    |             |                |                |             |                |           |           |             |         |                        |                 |            |                             |      |         |      |     |    |        |  |  |            |  |  |  |  |  |  |  |  |  |  |  |
| Occupancy                                                                                                                                     | 00               | NONE 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                                                                                                                                           | 1,170            | 100            | 1,170                          | 113,071              |                    |             |                |                |             |                |           |           |             |         |                        |                 |            |                             |      |         |      |     |    |        |  |  |            |  |  |  |  |  |  |  |  |  |  |  |
| BAS                                                                                                                                           | 324              | 100            | 324                            | 31,312               |                    |             |                |                |             |                |           |           |             |         |                        |                 |            |                             |      |         |      |     |    |        |  |  |            |  |  |  |  |  |  |  |  |  |  |  |
| FOP                                                                                                                                           | 30               | 30             | 9                              | 870                  |                    |             |                |                |             |                |           |           |             |         |                        |                 |            |                             |      |         |      |     |    |        |  |  |            |  |  |  |  |  |  |  |  |  |  |  |
| UST                                                                                                                                           | 180              | 45             | 81                             | 7,828                |                    |             |                |                |             |                |           |           |             |         |                        |                 |            |                             |      |         |      |     |    |        |  |  |            |  |  |  |  |  |  |  |  |  |  |  |
| TOTALS                                                                                                                                        |                  |                | 1,704                          | 1,584                | 153,081            |             |                |                |             |                |           |           |             |         |                        |                 |            |                             |      |         |      |     |    |        |  |  |            |  |  |  |  |  |  |  |  |  |  |  |
| EXTRA FEATURES                                                                                                                                |                  |                | 220 N 8TH 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           | 700.00         | UT             | 6.50        | 6.50           | 100       | 1994      | 1994        | 3       | 68                     | 3,094           |            |                             |      |         |      |     |    |        |  |  |            |  |  |  |  |  |  |  |  |  |  |  |
| 2                                                                                                                                             | 0940             | SHEDS/PORT     | 0                              | 0                    | 10                 | 8           | 80.00          | SF             | 30.00       | 30.00          | 100       | 2001      | 2001        | 3       | 20                     | 480             |            |                             |      |         |      |     |    |        |  |  |            |  |  |  |  |  |  |  |  |  |  |  |
| 3                                                                                                                                             | 0476             | VF 6 SBPL      | 0                              | 0                    | 0                  | 0           | 42.00          | LF             | 32.00       | 32.00          | 100       | 2002      | 2002        | 3       | 58                     | 780             |            |                             |      |         |      |     |    |        |  |  |            |  |  |  |  |  |  |  |  |  |  |  |
| 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                            | 0                    | 0006               | R-2         | 92.00          | 100.00         | 92.00       | FF             |           | 1.00      | 1.00        | 1.00    | 4,000.00               | 4,000.00        | 368,000    |                             |      |         |      |     |    |        |  |  |            |  |  |  |  |  |  |  |  |  |  |  |
| REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 368,000 Market: 0 Agricultural: 0 Common: 368,000 PRINTED 08/06/2024 BY SYS |                  |                |                                |                      |                    |             |                |                |             |                |           |           |             |         |                        |                 |            |                             |      |         |      |     |    |        |  |  |            |  |  |  |  |  |  |  |  |  |  |  |