

**CORREA RAUL & AMELIA/
6050 NORTHWEST 60TH AVENUE
PARKLAND, FL 33067**

00-00-31-1800-0266-0052



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																											
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 2																											
ELEMENT	CD									TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND																									
Exterior Wall	05	AVERAGE 50								0603	04	2,627	85.3070	119.22	313,191	1959	1959		0	0	33.25	66.75	VALUATION BY																								
Exterior Wall	18	CEMENT BRK 50								1 DAYCARE CR - 0% - 0														Heated Area: 2619								HX Base Yr								STANDARD							
Roof Structur	04	WOOD TRUSS 100																						Tax Group: 2								Tax Dist:															
Roof Cover	03	COMP SHNGL 100																						BUILDING MARKET VALUE								209,055															
Interior Wall	05	DRYWALL 100																						TOTAL MARKET OB/XF VALUE								19,844															
Interior Floo	08	SHT VINYL 50																						TOTAL LAND VALUE - MARKET								218,856															
Interior Floo	14	CARPET 50																						TOTAL MARKET VALUE								447,755															
Ceiling	01	FIN.SUSPD 100																						SOH/AGL Deduction								98,642															
Air Condition	03	CENTRAL 100																						ASSESSED VALUE								349,113															
Heating Type	03	FORCED AIR 100																						TOTAL EXEMPTION VALUE								0															
Fixtures	12	100																						BASE TAXABLE VALUE								349,113															
Frame	03	MASONRY 100																						TOTAL JUST VALUE								447,755															
Story Height	9	100																						NCON VALUE								0															
RMS	10	100																						INCOME VALUE																							
Stories	1.	1. 100																						PREVIOUS YEAR MKT VALUE								457,900															
Units	0	100																																													
BUD8 Adjustme	05	DIST 1A 100																																													
Occupancy	00	OWNER OCC 100																																													
Quality	02	Quality Level 02																																													
DOR CODE	1920	PROF DAYCARE																																													
MAP NUM		MKT AREA																						01																							
NEIGHBORHOOD/LOC	2001.00																																														
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																																											
BAS	2,619	100	2,619	208,418																																											
PTO	72	5	4	318																																											
PTO	84	5	4	318																																											
TOTALS	2,775		2,627	209,055																																											
EXTRA FEATURES					1336 S 14TH ST, FERNANDINA BEACH										BLD DATE		09/24/2019		KK		LGL DATE		09/24/2019		KK																						
											XF DATE		09/24/2019		KK		LAND DATE																														
											INC DATE						AG DATE																														
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	0803	ASPHALT C	0	0	0	0	3,537.00	SF	2.00	2.00	100	2000	2000	3	50	3,537																															
2	0855	CONC PAVER	0	0	0	0	294.00	SF	10.00	10.00	100	2005	2005	3	86	2,528																															
3	0810	CONCRETE A	0	0	13	5	65.00	SF	6.50	6.50	100	2000	2000	3	79	334																															
4	0422	CL FNC 4'	0	0	0	0	45.00	LF	15.00	15.00	100	2000	2000	3	52	351																															
5	0810	CONCRETE A	0	0	0	0	284.00	SF	6.50	6.50	100	1989	1989	3	57	1,052																															
6	0402	CONC BUMPE	0	0	0	0	9.00	UT	25.00	25.00	100	2005	2005	3	89	200																															
7	0479	VF PICKET	0	0	0	0	110.00	LF	10.00	10.00	100	2005	2005	3	66	726																															
8	0479	VF PICKET	0	0	0	0	18.00	LF	10.00	10.00	100	2005	2005	3	66	119																															
9	0422	CL FNC 4'	0	0	0	0	122.00	LF	15.00	15.00	100	2014	2014	3	87	1,592																															
10	0446	BOX FNC 6'	0	0	0	0	85.00	LF	20.00	20.00	100	2014	2014	3	65	1,105																															
LAND DESCRIPTION										TOTAL OB/XF										11,544																											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV																							
1	001920	C	PROF DAYCARE		0	0003	C-2	95.00	210.00	19,896.00	SF		1.00	1.00	1.00	11.00	11.00	218,856																													

