

LOT 60
IN OR 1799/531
ENCLAVE AT SUMMER BEACH

ARNOLD JANE R & RICHARD J
96123 RODDENBERRY WAY
FERNANDINA BEACH, FL 32034

2024

00-SB-30-045E-0060-0000



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 8														
Exterior Wall	16	WD FR STUC 100	0320	11	2,648	170.2829	161.77	428,367	2008	2008	0	0	0	7.50	92.50	VALUATION SUMMARY														
Roof Structur	03	GABLE/HIP 100	1 TOWNHOUSE - 100% - 2013													Heated Area: 2294														
Roof Cover	08	CLAY TILE 100														HX Base Yr 2013														
Interior Wall	05	DRYWALL 100																												
Interior Floo	11	CLAY TILE 60																												
Interior Floo	14	CARPET 40																												
Air Condition	03	CENTRAL 100																												
Heating Type	04	AIR DUCTED 100																												
Bedrooms	4	100																												
Bathrooms	3.5	100																												
Frame	02	WOOD FRAME 100																												
Stories	3.	100																												
Units	0	100																												
Quality			06	Quality Level 06																										
DOR CODE			0100	SINGLE FAMILY																										
MAP NUM			MKT AREA													03														
NEIGHBORHOOD/LOC			3043.00																											
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																										
BAL	56	15	8	1,197																										
BAS	388	100	388	58,059																										
FGR	483	55	266	39,804																										
FOP	27	30	8	1,197																										
FOP	56	30	17	2,544																										
FST	25	55	14	2,095																										
FST	25	55	14	2,095																										
FST	49	55	27	4,040																										
FUS	944	100	944	141,258																										
FUS	962	100	962	143,951																										
TOTALS			3,015	2,648													396,239													
EXTRA FEATURES			96123 RODDENBERRY WAY, 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	2008	2008	3	92	1,840														
2	0810	CONCRETE A	0	100	20	9		180.00	SF 6.50	6.50	100	2008	2008	3	89	1,041														
3	0855	CONC PAVER	0	100	0	0		169.00	SF 10.00	10.00	100	2008	2008	3	89	1,504														
4	0410	ELEVATOR	0	100	0	0		1.00	UT 10,000.00	10,000.00	100	2008	2008	3	100	10,000														
5	0463	FENCE GATE	0	100	0	0		1.00	UT 300.00	300.00	100	2008	2008	3	74	222														
6	1126	CB/STC 8"	0	100	0	0		133.00	SF 8.00	8.00	100	2008	2008	3	89	947														
TOTAL OB/XF 15,554																														
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	000100	C	SFR	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	140,000.00	140,000.00	140,000													
REVIEW DATE 10/31/2019 BY DJA Total Acres: 0.00 Total Land Value: 140,000 Market: 0 Agricultural: 0 Common: 140,000 PRINTED 08/06/2024 BY SYS																														