

LOT 65
MARSH CREEK VILLAGE 1 PB 4/18

SZKARADNIK JOSEPH/MILLER KAREN H
4 BELTED KINGFISHER
FERNANDINA BEACH, FL 32034

2024

01-6N-29-1300-0065-0000



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														
Exterior Wall	12	CEDAR 90	0500	01	2,304	128.4780	192.72	444,027	1987	2008	0	0	7.50	92.50	VALUATION SUMMARY														
Exterior Wall	16	WD FR STUC 10	1 SFR CUST - 100% - 2022												Heated Area: 1966														
Roof Structure	08	IRREGULAR 100													HX Base Yr 2022														
Roof Cover	03	COMP SHNGL 100																											
Interior Wall	05	DRYWALL 100																											
Interior Floor	14	CARPET 90																											
Interior Floor	15	HARDTILE 10																											
Air Condition	03	CENTRAL 100																											
Heating Type	04	AIR DUCTED 100																											
Bedrooms		2 100																											
Bathrooms		2 100																											
Frame	02	WOOD FRAME 100																											
Stories	1.5	1.5 100																											
Units		0 100																											
BUD8 Adjustme	05	DIST 1A 100																											
Occupancy	00	NONE 100																											
Quality	06	Quality Level 06																											
DOR CODE	0100	SINGLE FAMILY																											
MAP NUM		MKT AREA													10														
NEIGHBORHOOD/LOC	10001.00																												
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																									
BAS	1,648	100	1,648	293,783																									
DCX	521	10	52	9,269																									
FGR	388	55	213	37,970																									
FOP	24	30	7	1,248																									
FUS	318	100	318	56,689																									
USP	110	30	33	5,883																									
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TOTALS	3,119		2,304	410,725																									
EXTRA FEATURES															4 BELTED KINGFISHER, 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	0	0	884.00	SF	6.50	6.50	100	1987	1987	3	52	2,988													
2	1126	CB/STC 8"	0	100	0	0	198.00	SF	8.00	8.00	100	1987	1987	3	52	824													
3	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1987	1987	3	62	1,240													
4	0835	QUARY TILE	0	100	8	7	56.00	SF	10.00	10.00	100	1987	1987	3	52	291													
5	1075	TRELLIS G	0	100	0	0	196.00	SF	35.00	35.00	100	1987	1987	3	20	1,372													
TOTAL OB/XF 6,715																													
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												
1	000100	C	SFR	100		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	450,000.00	450,000.00	450,000												
REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 450,000 Market: 0 Agricultural: 0 Common: 450,000 PRINTED 08/06/2024 BY SYS																													