

LOT 21
PT IN OR 2668/1896
JAMES D CARR SUB UNR

DAVIS MARK DUNCAN JR
128 S 10TH ST
FERNANDINA BEACH, FL 32034

2024

42-2N-27-4350-0021-0000



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	AP	NORM	% COND	VALUATION SUMMARY																
Exterior Wall	08	WD ON PLY 50		0100	01	1,132	72.2000	68.59	77,644	1960	1960	0	0	10	35.25	54.75	VALUATION BY		STANDARD														
Exterior Wall	26	AL SIDING 50		1 SINGLE FAM - 0% - 2024										Heated Area: 1028					HX Base Yr					Tax Group: 4		Tax Dist:							
Roof Structur	03	GABLE/HIP 100												BUILDING MARKET VALUE					42,510														
Roof Cover	03	COMP SHNGL 100												TOTAL MARKET OB/XF VALUE					0														
Interior Wall	02	WALL BD/WD 100												TOTAL LAND VALUE - MARKET					40,000														
Interior Floo	09	PINE WOOD 100												TOTAL MARKET VALUE					82,510														
Air Condition	01	NONE 100												SOH/AGL Deduction					0														
Heating Type	02	CONVECTION 100												ASSESSED VALUE					82,510														
Bedrooms		3 100												TOTAL EXEMPTION VALUE					0														
Bathrooms		1 100												BASE TAXABLE VALUE					82,510														
Frame	02	WOOD FRAME 100												TOTAL JUST VALUE					82,510														
Stories	1.	1. 100												NCON VALUE					0														
Units		0 100												INCOME VALUE																			
BUD8 Adjustme	04	DIST 01 100												PREVIOUS YEAR MKT VALUE					80,753														
Occupancy	00	NONE 100																															
Quality		02	Quality Level 02																														
DOR CODE		0100	SINGLE FAMILY																														
MAP NUM			MKT AREA		04																												
NEIGHBORHOOD/LOC		4053.00																															
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																													
BAS	1,028	100	1,028	38,605																													
FOP	220	30	66	2,479																													
UEP	64	60	38	1,427																													
TOTALS		1,312		1,132	42,510		BLD DATE							LGL DATE																			
EXTRA FEATURES		86050 DUKE RD, YULEE					XF DATE							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																	
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