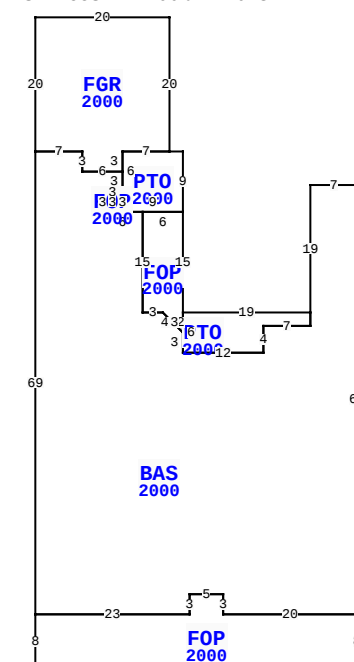


AKINS DOROTHY C & LEWIS H
1801 PARK AV
FERNANDINA BEACH, FL 32034

00-00-31-102P-0003-0030

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		10	ABOVE AVG 100		0500	11	2,907	140.3909		221.82	644,831	2000	2000		0	0	11.50	88.50	VALUATION BY					STANDARD																				
Roof Structure		08	IRREGULAR 100		1 SFR CUST - 100% - 2013										Heated Area: 2518										HX Base Yr 2013										Tax Group: 2					Tax Dist:				
Roof Cover		03	COMP SHNGL 100												BUILDING MARKET VALUE										570,675																			
Interior Wall		05	DRYWALL 100												TOTAL MARKET OB/XF VALUE										18,825																			
Interior Floor		12	HARDWOOD 80												TOTAL LAND VALUE - MARKET										300,000																			
Interior Floor		15	HARDTILE 20												TOTAL MARKET VALUE										889,500																			
Air Condition		03	CENTRAL 100												SOH/AGL Deduction										495,200																			
Heating Type		04	AIR DUCTED 100												ASSESSED VALUE										394,300																			
Bedrooms			3 100												TOTAL EXEMPTION VALUE										HX HB 50,722																			
Bathrooms			3 100												BASE TAXABLE VALUE										343,578																			
Frame		02	WOOD FRAME 100												TOTAL JUST VALUE										889,500																			
Stories		1.	1. 100												NCON VALUE										0																			
Units		00	0 100		INCOME VALUE																																							
Occupancy		00	NONE 100		PREVIOUS YEAR MKT VALUE										804,380																													
Quality		03	Quality Level 03																																									
DOR CODE		0100	SINGLE FAMILY																																									
MAP NUM			MKT AREA		01																																							
NEIGHBORHOOD/LOC			1031.00																																									
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																																							
BAS	2,518	100	2000	2,518	494,311																																							
FGR	418	55	2000	230	45,152																																							
FOP	9	30	2000	3	589																																							
FOP	95	30	2000	28	5,497																																							
FOP	399	30	2000	120	23,557																																							
PTO	81	5	2000	4	785																																							
PTO	86	5	2000	4	785																																							
TOTALS		3,606			2,907	570,675																																						
EXTRA FEATURES					1801 PARK AVE, FERNANDINA BEACH										BLD DATE				LGL DATE		05/08/2025		MLU																					
															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																												
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	2000	2000	3	83	2,905																													
2	0819	CONC 12"	0 100	3	6	18.00	SF	9.50	9.50	100	2000	2000	3	77	132																													
3	0810	CONCRETE A	0 100	12	3	36.00	SF	6.50	6.50	100	2000	2000	3	77	180																													
4	0810	CONCRETE A	0 100	7	7	49.00	SF	6.50	6.50	100	2000	2000	3	77	245																													
5	0810	CONCRETE A	0 100	0	0	696.00	SF	6.50	6.50	100	2000	2000	3	77	3,483																													
6	0861	POOL GUNIT	0 100	0	0	231.00	SF	85.00	85.00	100	2000	2000	3	23	4,516																													
7	0877	JACUZZI	0 100	0	0	1.00	UT	1,000.00	1,000.00	100	2000	2000	3	20	200																													
8	0871	POOL HTR R	0 100	0	0	1.00	UT	4,000.00	4,000.00	100	2000	2000	3	20	800																													
9	0858	SCULP CONC	0 100	0	0	225.00	SF	13.00	13.00	100	2000	2000	3	93	2,720																													
10	0910	SCRN RM L	0 100	0	0	627.00	SF	15.00	15.00	100	2000	2000	3	20	1,881																													
LAND DESCRIPTION					TOTAL OB/XF										17,062																													
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	RES	100	0003	R-2	0.00	0.00	60.00	FF		1.00	1.00	1.00	5,000.00	5,000.00	300,000																											

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[illegible]