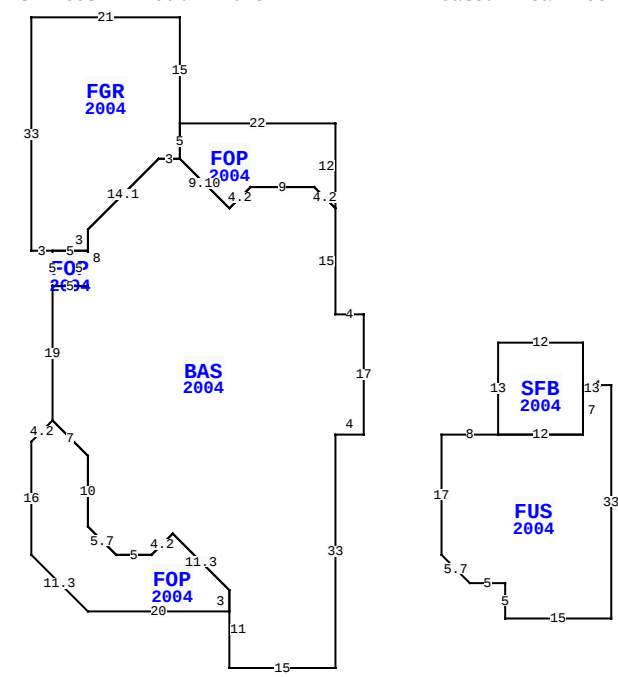


ROSS MARTHA W & CHARLES R
1797 SCHOOL ST
FERNANDINA BEACH, FL 32034

00-00-31-102P-0023-0020



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	3,437	142.0368	224.42	771,332	2004	2004		0		0	9.50	90.50	VALUATION BY		STANDARD																									
Roof Structur		08	IRREGULAR 100							1 SFR CUST - 100% - 2018														Heated Area: 2952														HX Base Yr 2018													
Roof Cover		03	COMP SHNGL 100																																	Tax Group: 2				Tax Dist:											
Interior Wall		05	DRYWALL 100																																	BUILDING MARKET VALUE				698,055											
Interior Floo		14	CARPET 50																																	TOTAL MARKET OB/XF VALUE				6,451											
Interior Floo		15	HARDTILE 50																																	TOTAL LAND VALUE - MARKET				300,000											
Air Condition		03	CENTRAL 100																																	TOTAL MARKET VALUE				1,004,506											
Heating Type		04	AIR DUCTED 100																																	SOH/AGL Deduction				407,348											
Bedrooms			4 100																																	ASSESSED VALUE				597,158											
Bathrooms			3 100																																	TOTAL EXEMPTION VALUE				HX HB 50,722											
Frame		02	WOOD FRAME 100																																	BASE TAXABLE VALUE				546,436											
Stories		1.5	1.5 100																																	TOTAL JUST VALUE				1,004,506											
Units		0	0 100							NCON VALUE				0																																					
Occupancy		00	NONE 100							INCOME VALUE				PREVIOUS YEAR MKT VALUE				913,170																																	
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	2,228	100	2004	2,228	452,507																																														
FGR	574	55	2004	316	64,180																																														
FOP	25	30	2004	8	1,624																																														
FOP	204	30	2004	61	12,389																																														
FOP	332	30	2004	100	20,310																																														
FUS	599	100	2004	599	121,657																																														
SFB	156	80	2004	125	25,388																																														
TOTALS		4,118			3,437	698,055																																													
EXTRA FEATURES							1797 SCHOOL ST, 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	2004	2004	3	87	3,045																																				
3	0825	BRICK	0 100	21	6	126.00	SF	12.50	12.50	100	2004	2004	3	95	1,496																																				
4	0810	CONCRETE A	0 100	12	16	192.00	SF	6.50	6.50	100	2004	2004	3	83	1,036																																				
5	0810	CONCRETE A	0 100	29	3	87.00	SF	6.50	6.50	100	2004	2004	3	83	469																																				
6	0810	CONCRETE A	0 100	25	3	75.00	SF	6.50	6.50	100	2004	2004	3	83	405																																				
LAND DESCRIPTION																																																			
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	000100	C	RES	100		R-2	0.00	0.00	60.00	FF		1.00	1.00	1.00	5,000.00	5,000.00	300,000																																		
REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 300,000 Market: 0 Agricultural: 0 Common: 300,000 PRINTED 07/30/2025 BY SYS																																																			