

LOT 2
6 ON ELM OR 2345/834

ALBERTA SHAMIKA
1265 ELM STREET
FERNANDINA BEACH, FL 32034

2025

00-00-31-1185-0002-0000



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	VALUATION SUMMARY										
Exterior Wall	10	ABOVE AVG 100	2700	01	832	145.9810	192.69	160,318	2021	2021	0	0	0	1.00	99.00	STANDARD										
Roof Structur	03	GABLE/HIP 100	1 DUPLEX - 0% - 0										Heated Area: 809					HX Base Yr								
Roof Cover	03	COMP SHNGL 100															BAS 2021					UCP 2021				
Interior Wall	05	DRYWALL 100																								
Interior Floo	13	LVT/LAMNT 70																								
Interior Floo	14	CARPET 30																								
Air Condition	03	CENTRAL 100																								
Heating Type	04	AIR DUCTED 100																								
Bedrooms		2 100																								
Bathrooms		2 100																								
Frame	02	WOOD FRAME 100																								
Stories	1.	1. 100																								
Units		0 100																								
Occupancy	00	NONE 100																								
Quality			06	Quality Level 06																						
DOR CODE			0100	SINGLE FAMILY																						
MAP NUM				MKT AREA												01										
NEIGHBORHOOD/LOC			1009.00																							
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																					
BAS	809	100	2021	809	154,327																					
FOP	66	30	2021	20	3,815																					
UOP	15	20	2021	3	572																					
TOTALS			890		832	158,715	1265 ELM ST, FERNANDINA BEACH						BLD DATE				LGL DATE		05/07/2025		MLU					
EXTRA FEATURES													XF DATE				LAND 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	0811	CONCRETE B	0	0	0	0	401.00	SF	5.20	5.20	100	2021	2021	3	99	2,064										