

PAGE DAVID P JR & KIMBERLY P
1702 ATLANTIC AVE
FERNANDINA BEACH, FL 32034

00-00-31-1800-0008-0050

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																											
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1																											
ELEMENT	CD									TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND																									
Exterior Wall	06	BD/BATTEN 70								2801	03	5,710	107.0561	134.89	770,222	2022	2022		0	0	1.35	98.65	VALUATION BY								STANDARD																
Exterior Wall	17	CB STUCCO 30								1 QUAD PLEX - 0% - 2023										Heated Area: 5408										HX Base Yr																	
Roof Structur	04	WOOD TRUSS 100																												VALUATION BY										STANDARD							
Roof Cover	04	BUILT-UP 60																												Tax Group: 2										Tax Dist:							
Roof Cover	12	MODULAR MT 40																												BUILDING MARKET VALUE										759,824							
Interior Wall	05	DRYWALL 100																												TOTAL MARKET OB/XF VALUE										57,665							
Interior Floo	13	LVT/LAMNT 70																												TOTAL MARKET VALUE										250,000							
Interior Floo	03	CONC FINSH 30																												TOTAL LAND VALUE - MARKET										1,067,489							
Air Condition	04	CENTRAL 100																												TOTAL MARKET VALUE										1,067,489							
Heating Type	03	AIR DUCTED 100																												ASSESSED VALUE										1,067,489							
Bedrooms	04	2 100																												TOTAL EXEMPTION VALUE										0							
Bathrooms		1 100																												BASE TAXABLE VALUE										1,067,489							
Frame	03	MASONRY 100																		TOTAL JUST VALUE										1,067,489																	
Story Height		11 100																		NCON VALUE										0																	
RMS		0 100																		INCOME VALUE																											
Units		6 100																		PREVIOUS YEAR MKT VALUE										1,036,869																	
Quality		03	Quality Level 03																																												
DOR CODE		1200	STORE/OFFICE/RESID																																												
MAP NUM			MKT AREA																																												
NEIGHBORHOOD/LOC		1004.00																																													
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																																										
AOF	848	100	2022	848	112,843																																										
AOF	848	100	2022	848	112,843																																										
APT	928	100	2022	928	123,488																																										
APT	928	100	2022	928	123,488																																										
APT	928	100	2022	928	123,488																																										
APT	928	100	2022	928	123,488																																										
CAN	280	30	2022	84	11,178																																										
FOP	96	30	2022	29	3,859																																										
FOP	96	30	2022	29	3,859																																										
FOP	96	30	2022	29	3,859																																										
TOTALS	7,104			5,710	759,824																																										
EXTRA FEATURES										220 N 2ND ST, 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	0812	CONCRETE C	0	0	0	2,028.00	SF	4.00	4.00	100	2022	2022	3	99	8,031																																
2	0446	BOX FNC 6'	0	0	0	72.00	LF	20.00	20.00	100	2022	2022	3	93	1,339																																
3	0463	FENCE GATE	0	0	0	1.00	UT	300.00	300.00	100	2022	2022	3	98	294																																
4	0855	CONC PAVER	0	0	0	2,306.00	SF	10.00	10.00	100	2022	2022	3	99	22,829																																
5	0400	CONC CURB	0	0	0	214.00	LF	15.00	15.00	100	2022	2022	3	99	3,178																																
6	1126	CB/STC 8"	0	0	49	49.00	SF	8.00	8.00	100	2022	2022	3	99	388																																
7	0966	FIRE SPRNK	0	0	0	6,440.00	SF	3.00	3.00	100	2022	2022	3	99	19,127																																
8	0972	ST LGHT UN	0	0	0	1.00	UT	2,530.00	2,530.00	100	2022	2022	3	98	2,479																																
LAND DESCRIPTION										TOTAL OB/XF										57,665																											
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	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV																						
1	000300	C	MULTI-FAMILY	0	0006		C-3	50.00	125.00	6,250.00	SF		1.00	1.00	1.00	40.00	40.00	250,000																													