

BAKER JESSE & MELISSA GRAINGER
1617 OCEAN FOREST DR
FERNANDINA BEACH, FL 32034

00-00-31-1800-0053-0050

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		19		COMMON BRK 90		2801		12		4,030		168.3238		212.09		854,723		1980		2000		0		0		0		19.63		80.37		VALUATION BY			STANDARD		
Exterior Wall		05		AVERAGE 10		1		QUAD PLEX - 0% - 2025								Heated Area: 4030																Tax Group: 2			Tax Dist:		
Roof Structure		03		GABLE/HIP 100																												BUILDING MARKET VALUE			686,941		
Roof Cover		12		MODULAR MT 100																												TOTAL MARKET OB/XF VALUE			12,312		
Interior Wall		04		PLYWOOD 90																												TOTAL LAND VALUE - MARKET			300,000		
Interior Wall		05		DRYWALL 10																												TOTAL MARKET VALUE			999,253		
Interior Floor		14		CARPET 80																												SOH/AGL Deduction			0		
Interior Floor		08		SHT VINYL 20																												ASSESSED VALUE			999,253		
Air Condition		03		CENTRAL 100																												TOTAL EXEMPTION VALUE			0		
Heating Type		04		AIR DUCTED 100																												BASE TAXABLE VALUE			999,253		
Bedrooms				8 100																												TOTAL JUST VALUE			999,253		
Bathrooms				4 100																												NCON VALUE			0		
Frame				03 MASONRY 100																												INCOME VALUE					
Stories				2. 2. 100																												PREVIOUS YEAR MKT VALUE			968,404		
Units				4 100																																	
BUD8 Adjustme				02 DIST FB 100																																	
Occupancy				00 NONE 100																																	
Quality				02 Quality Level 02																																	
DOR CODE				0800 MULTI-FAMILY																																	
MAP NUM				MKT AREA																																	
NEIGHBORHOOD/LOC				1001.00																																	
AREA TYPE		TOTAL GROSS AREA		PCT OF BASE		YEAR		TOT ADJ AREA		SUBAREA MARKET VALUE																											
BAS		2,015		100		1993		2,015		343,470																											
FUS		2,015		100		1993		2,015		343,470																											
TOTALS		4,030						4,030		686,941																											
EXTRA FEATURES																																					
25 S 11TH ST, FERNANDINA BEACH																																					
BLD DATE																																					
XF DATE																																					
INC DATE																																					
ORIG COND																																					
YEAR ON																																					
YEAR ACTUAL																																					
Q																																					
% COND																																					
OB/XF MKT VALUE																																					
NOTES																																					
1 0940		SHEDS/PORT		0 0 8 8		64.00 SF		30.00		30.00		100		1980		1980		3		20		384															
2 0801		ASPHALT A		0 0 0 0		5,311.00 SF		3.00		3.00		100		1980		1980		3		50		7,967															
3 0810		CONCRETE A		0 0 0 0		1,617.00 SF		6.50		6.50		100		1980		1980		3		30		3,153															
4 0446		BOX FNC 6'		0 0 0 0		97.00 LF		20.00		20.00		100		1980		1980		3		20		388															
5 0446		BOX FNC 6'		0 0 0 0		105.00 LF		20.00		20.00		100		1985		1985		3		20		420															