

PIERCE JANICE C & SCOTT
31 LAUREL OAK
FERNANDINA BEACH, FL 32034

01-6N-29-0201-0077-0000

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		16	WD FR STUC 100		0500	01	1,876	116.2770	183.72	344,659	1991	1991	0	0	0	16.50	83.50	VALUATION BY STANDARD																
Roof Structure		03	GABLE/HIP 100		1 SFR CUST - 100% - 2013										Heated Area: 1687										HX Base Yr 2013									
Roof Cover		05	COMP SHNGL 100																															
Interior Wall		03	DRYWALL 100																															
Interior Floor		13	LVT/LAMNT 50																															
Interior Floor		14	CARPET 50																															
Air Condition		03	CENTRAL 100																															
Heating Type		04	AIR DUCTED 100																															
Bedrooms			3 100																															
Bathrooms			3 100																															
Frame		02	WOOD FRAME 100																															
Stories		2.	2. 100																															
Units		00	0 100																															
Occupancy		00	NONE 100																															
Quality		04	Quality Level 04																															
DOR CODE		0100	SINGLE FAMILY																															
MAP NUM			MKT AREA												10																			
NEIGHBORHOOD/LOC		10001.00																																
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																													
BAS	266	100	1993	266	40,806																													
BAS	839	100	1993	839	128,708																													
FSP	238	40	1993	95	14,573																													
FUS	582	100	1993	582	89,282																													
UOP	96	20	1993	19	2,915																													
UOP	98	20	1993	20	3,068																													
UOP	276	20	1993	55	8,438																													
TOTALS		2,395			1,876	287,790																												
EXTRA FEATURES					31 LAUREL OAK, FERNANDINA BEACH										BLD DATE					LGL DATE														
															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	0810	CONCRETE A	0 100	0	0	678.00	SF	6.50	6.50	100	1991	1991	3	59.5	2,622																			
2	0820	WOOD WALK	0 100	53	4	212.00	SF	11.75	11.75	100	1991	1991	3	40	996																			
3	0858	SCULP CONC	0 100	38	4	152.00	SF	13.00	13.00	100	1991	1991	3	86	1,699																			
4	0877	JACUZZI	0 100	0	0	1.00	UT	1,000.00	1,000.00	100	1991	1991	3	20	200																			
5	1126	CB/STC 8"	0 100	0	0	302.00	SF	8.00	8.00	100	1991	1991	3	59.5	1,438																			
6	0504	FP-ELECTRI	0 100	0	0	2.00	UT	2,000.00	2,000.00	100	1982	1982	3	49	1,960																			
7	0861	POOL GUNIT	0 100	25	15	375.00	SF	85.00	85.00	100	1982	1982	3	20	6,375																			
8	0811	CONCRETE B	0 100	0	0	898.00	SF	5.20	5.20	100	1982	1982	3	35	1,634																			
9	0845	KOOL DECK	0 100	0	0	331.00	SF	7.25	7.25	100	1982	1982	3	35	840																			
10	0877	JACUZZI	0 100	0	0	1.00	UT	1,000.00	1,000.00	100	1982	1982	3	20	200																			
LAND DESCRIPTION					TOTAL OB/XF										17,964																			
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		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.19	450,000.00	535,500.00	535,500																	
2	000100	C	RES	100		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.19	450,000.00	535,500.00	535,500																	

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