

AVERY PATRICIA DIANE P & FREDERICK A JR L/E/
2325 SUSAN DR
FERNANDINA BEACH, FL 32034

00-00-30-0640-0021-0000



BUILDING CHARACTERISTICS							MARKET ADJUSTS										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 50					0100	01	2,126	108.1920	113.60	241,514	1985	1990		0		0	20.50	79.50	STANDARD									
Roof Structure	03	GABLE/HIP 100					1 SINGLE FAM 100% - 2017														Heated Area: 1595									
Roof Cover	03	COMP SHNGL 100																			HX Base Yr 2017									
Interior Wall	05	DRYWALL 100																												
Interior Floor	14	CARPET 80																												
Interior Floor	13	LVT/LAMNT 20																												
Air Condition	03	CENTRAL 100																												
Heating Type	04	AIR DUCTED 100																												
Bedrooms		3 100																												
Bathrooms		2 100																												
Frame	02	WOOD FRAME 100																												
Stories	1.	1. 100																												
Units		0 100																												
BUD8 Adjustme	05	DIST 1A 100																												
Occupancy	00	NONE 100																												
Quality		03	Quality Level 03																											
DOR CODE		0100	SINGLE FAMILY																											
MAP NUM			MKT AREA				02																							
NEIGHBORHOOD/LOC		2001.00																												
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																									
BAS	1,595	100	1993	1,595	144,048																									
FGR	484	55	1993	266	24,023																									
FOP	160	30	1993	48	4,335																									
FST	220	55	1993	121	10,928																									
USP	320	30	1993	96	8,670																									
TOTALS		2,779			2,126	192,004																								
EXTRA FEATURES						2325 SUSAN DR, 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														
2	0940	SHEDS/PORT	0 100	12	10	120.00	SF	30.00	30.00	100	1985	1985	3	20	720															
3	0940	SHEDS/PORT	0 100	12	10	120.00	SF	30.00	30.00	100	1986	1986	3	20	720															
5	0820	WOOD WALK	0 100	0	0	88.00	SF	11.75	11.75	100	1998	1998	3	40	414															
7	1242	WD DECK A	0 100	0	0	439.00	SF	10.00	10.00	100	1998	1998	3	20	878															
8	1242	WD DECK A	0 100	0	0	180.00	SF	10.00	10.00	100	1998	1998	3	20	360															
9	1242	WD DECK A	0 100	12	4	48.00	SF	10.00	10.00	100	1998	1998	3	20	96															
LAND DESCRIPTION						TOTAL OB/XF 3,188																								
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		RM	100.00	100.00	100.00	FF		1.00	1.00	1.00	1,950.00	1,950.00	195,000													
REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 195,000 Market: 0 Agricultural: 0 Common: 195,000 PRINTED 07/09/2026 BY SYS																														