

LOT 11 & N1/2 OF 10
FERREIRA REPLAT OF FDNA BEACH
#2 PB 3/54

SALVATORE KENNETH DECL OF TRST/SALVATORE KENNETH F
36 W 270 CRANE ROAD
ST CHARLES, IL 60175

2026

00-00-31-126B-0011-0000



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	PAGE 1 of 1 2														
Exterior Wall	17	CB STUCCO 50	2801	01	3,017	103.7760	138.02	416,406	1957	1980	0	0	22.50	77.50	VALUATION BY STANDARD														
Exterior Wall	23	REINF CONC 50	1 QUAD PLEX 0% - 0													Tax Group: 2 Tax Dist:													
Roof Structure	01	FLAT 100	Heated Area: 2800													BUILDING MARKET VALUE 322,715													
Roof Cover	04	BUILT-UP 100	HX Base Yr													TOTAL MARKET OB/XF VALUE 2,506													
Interior Wall	05	DRYWALL 100	4 19 25 28 56 4 1993 PTO 1993 9 22 25 28 56 9 1993 FOP 1993 25 25 28 28 56 25 1993 APT 1993 25 25 28 28 56 25 1993 APT 1993 8 56 8 56 1993 UOP 1993 4 56 4 56 1993 PTO 1993													TOTAL LAND VALUE - MARKET 487,500													
Interior Floop	11	CLAY TILE 60														TOTAL MARKET VALUE 812,721													
Interior Floop	14	CARPET 40														SOH/AGL Deduction 266,852													
Air Condition	02	WINDOW 100														ASSESSED VALUE 545,869													
Heating Type	03	FORCED AIR 100														TOTAL EXEMPTION VALUE 0													
Bedrooms	5	100	BASE TAXABLE VALUE 545,869																										
Bathrooms	4	100	TOTAL JUST VALUE 812,721																										
Frame	04	REIN CONC 100	NCON VALUE 0																										
Stories	2.	2. 100	INCOME VALUE																										
Units	0	100	PREVIOUS YEAR MKT VALUE 715,388																										
BUD8 Adjustme	02	DIST FB 100	Quality 03 Quality Level 03																										
Occupancy	00	NONE 100																											
DOR CODE 0800MULTI-FAMILY			MAP NUM MKT AREA 01																										
NEIGHBORHOOD/LOC 1056.00			AREA TYPE TOTAL GROSS AREA PCT OF BASE YEAR TOT ADJ AREA SUBAREA MARKET VALUE																										
APT	700	100	1993	700	74,876																								
APT	700	100	1993	700	74,876																								
APT	700	100	1993	700	74,876																								
APT	700	100	1993	700	74,876																								
FOP	72	30	1993	22	2,353																								
PTO	16	5	1993	1	107																								
PTO	64	5	1993	3	321																								
PTO	224	5	1993	11	1,176																								
UOP	448	20	1993	90	9,627																								
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TOTALS	4,072			3,017	322,715																								
EXTRA FEATURES			1031 N FLETCHER AVE 1-3, 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	0940	SHEDS/PORT	0	0	12	21	252.00	SF	21.00	21.00	100	1985	1985	3	20	1,058													
2	0351	CARPORT MT	0	0	10	12	120.00	SF	5.90	5.90	100	2005	2005	3	21	149													
3	1241	WD DECK G	0	0	10	4	40.00	UT	11.50	11.50	100	2005	2005	3	32	147													
4	0940	SHEDS/PORT	0	0	10	16	160.00	SF	30.00	30.00	100	2007	2007	3	24	1,152													
TOTAL OB/XF 2,506																													
LAND DESCRIPTION																													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE												
1	000300	C	MULTI-FAMILY	0	0006	R-2	75.00	100.00	75.00	FF		1.00	1.00	1.00	6,500.00	6,500.00	487,500												
REVIEW DATE 03/01/2024 BY TWA Total Acres: 0.00 Total Land Value: 487,500 Market: 0 Agricultural: 0 Common: 487,500 PRINTED 07/09/2026 BY SYS																													