

PT OF LOT 96 & PT OF LOT 97
R498327
IN OR 2010/619

FLETCHER COMPANIES INC
3070 SOUTH 8TH ST
FERNANDINA BEACH, FL 32034

2023

00-00-30-044B-0096-0030



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		25	MOD METAL 100		4101	04	10,479	59.2116	33.75	353,666	2001	2001	0	0	0	5.00	95.00	VALUATION BY		STANDARD																
Roof Structur		10	STEEL FRME 100		1 LGHT MANUF - 0% - 0										Heated Area: 9375										HX Base Yr											
Roof Cover		12	MODULAR MT 100																Tax Group: 8										Tax Dist:							
Interior Wall		07	NONE 100																BUILDING MARKET VALUE										347,284							
Interior Floo		03	CONC FINSH 100																TOTAL MARKET OB/XF VALUE										16,591							
Ceiling		04	NONE 100																TOTAL LAND VALUE - MARKET										500,940							
Air Condition		01	NONE 100																TOTAL MARKET VALUE										864,815							
Heating Type		01	NONE 100																SOH/AGL Deduction										185,871							
Fixtures		5	100																ASSESSED VALUE										678,944							
Frame		05	STEEL 100																TOTAL EXEMPTION VALUE										0							
Story Height		18	100																BASE TAXABLE VALUE										678,944							
RMS		3	100																TOTAL JUST VALUE										864,815							
Stories		1.	1. 100																NCON VALUE										0							
Units		0	100																INCOME VALUE										0							
BUD8 Adjustme		05	DIST 1A 100																PREVIOUS YEAR MKT VALUE										649,473							
Occupancy		00	OWNER OCC 100																																	
Quality		03	Quality Level 03																																	
DOR CODE		4100	LIGHT MANUFACTURE																																	
MAP NUM			MKT AREA																02																	
NEIGHBORHOOD/LOC		2002.00																																		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																																
AOF	576	100	576	18,468																																
BAS	8,799	100	8,799	282,118																																
CAN	200	30	60	1,924																																
UST	112	40	45	1,443																																
UST	648	40	259	8,304																																
UST	1,850	40	740	23,726																																
TOTALS		12,185		10,479	335,983																															
EXTRA FEATURES					3070 S 8TH ST, FERNANDINA BEACH										BLD DATE		02/21/2018		KK		LGL DATE															
															XF DATE		02/21/2018		KK		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																			
2	0802	ASPHALT B	0	0	0	0	648.00	SF	2.40	2.40	20	1985	1985	3	30	467																				
3	0803	ASPHALT C	0	0	292	12	3,417.00	SF	2.00	2.00	100	1990	1990	3	50	3,417																				
4	0730	LOAD RAMP	0	0	34	12	408.00	LF	8.10	8.10	100	1974	1974	3	66	2,181																				
5	1243	WD DECK F	0	0	8	4	32.00	SF	8.00	8.00	100	1990	1990	3	20	51																				
6	0940	SHEDS/PORT	0	0	8	12	96.00	SF	30.00	30.00	100	1987	1987	3	20	576																				
7	0820	WOOD WALK	0	0	15	4	60.00	SF	11.75	11.75	100	1987	1987	3	40	282																				
9	0418	EXHST FAN	0	0	0	0	1.00	UT	400.00	400.00	100	2001	2001	3	20	80																				
10	6001	ROLLUP DR	0	0	0	0	1.00	UT	400.00	400.00	100	2001	2001	3	20	80																				
11	6001	ROLLUP DR	0	0	0	0	1.00	UT	800.00	800.00	100	2001	2001	3	20	160																				
12	0812	CONCRETE C	0	0	55	34	1,870.00	SF	4.00	4.00	100	1980	1980	3	35	2,618																				
LAND DESCRIPTION					TOTAL OB/XF										9,912																					
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	004100	C	LIGHT MFG.	0	0006	CI	0.00	0.00	100,188.00	SF		1.00	1.00	0.40	12.50	5.00	500,940																			

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