

LOT 6
IN OR 364 PG 94
OCEAN DUNES PB 4/54

BANASZAK S HOWARD JR & OLIVIA
4436 S FLETCHER AVE
FERNANDINA BEACH, FL 32034

2023

00-00-30-0450-0006-0000



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 8													
Exterior Wall	23	REINF CONC 100	0500	11	6,333	174.3060	248.39	1,573,054	2009	2009	0	0	0	6.50	93.50	VALUATION SUMMARY												
Roof Structur	08	IRREGULAR 100	1 SFR CUST - 100% - 2020													Heated Area: 4347												
Roof Cover	11	SLATE 100														HX Base Yr 2020												
Interior Wall	05	DRYWALL 100																										
Interior Floor	11	CLAY TILE 100																										
Air Condition	03	CENTRAL 100																										
Heating Type	04	AIR DUCTED 100																										
Bedrooms		4 100																										
Bathrooms		4.5 100																										
Frame	02	WOOD FRAME 100																										
Stories	3.	3. 100																										
Units		0 100																										
Quality			04	Quality Level 04																								
DOR CODE			0100	SINGLE FAMILY																								
MAP NUM				MKT AREA													03											
NEIGHBORHOOD/LOC			1053.00																									
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																								
FGR	476	55	262	60,848																								
FGR	591	55	325	75,480																								
FOP	21	30	6	1,393																								
FOP	85	30	26	6,038																								
FOP	102	30	31	7,200																								
FOP	153	30	46	10,683																								
FOP	265	30	80	18,579																								
FST	405	55	223	51,791																								
FST	408	55	224	52,022																								
FST	644	55	354	82,215																								
TOTALS			9,150	6,333	1,470,805																							
EXTRA FEATURES			4436 S FLETCHER AVE, 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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2009	2009	3	94	3,290												
2	0416	DUNEWALKS	0	100	362	4	1,448.00	SF	30.00	30.00	100	2009	2009	3	45	19,548												
3	0810	CONCRETE A	0	100	0	0	2,719.00	SF	6.50	6.50	100	2009	2009	3	91	16,083												
4	0920	CWALL-WD/M	0	100	0	0	79.00	LF	390.00	390.00	100	2009	2009	3	45	13,865												
5	1126	CB/STC 8"	0	100	0	0	582.00	SF	24.00	24.00	100	2009	2009	3	91	12,711												
TOTAL OB/XF 65,497																												
LAND DESCRIPTION																												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV				
1	000120	C	SFR OCN FT	100		RS-1	85.00	400.00	84.99	FF		1.00	1.00	1.00	16,500.00	16,500.00	1,402,335											
REVIEW DATE 01/07/2019 BY DJA Total Acres: 0.00 Total Land Value: 1,402,335 Market: 0 Agricultural: 0 Common: 1,402,335 PRINTED 08/02/2023 BY SYS																												