

LOT 10
IN OR 675 PG 1709
OCEAN DUNES PB 4/54

SMITH MALLORY S TRUST/SMITH MALLORY S TRUSTEE
P O BOX 16809
FERNANDINA BEACH, FL 32035-3131

2023

00-00-30-0450-0010-0000



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										
Exterior Wall	10	ABOVE AVG 60	0500	11	4,791	132.9319	189.43	907,559	1986	1990	0	0	15.40	84.60	VALUATION BY STANDARD										
Exterior Wall	17	CB STUCCO 40	1 SFR CUST - 100% - 2001													Heated Area: 4257									
Roof Structure	08	IRREGULAR 100	HX Base Yr 2001																						
Roof Cover	07	CONC TILE 100																							
Interior Wall	05	DRYWALL 100																							
Interior Floor	12	HARDWOOD 70																							
Interior Floor	14	CARPET 30																							
Air Condition	03	CENTRAL 100																							
Heating Type	04	AIR DUCTED 100																							
Bedrooms	3	100																							
Bathrooms	4.5	100																							
Frame	02	WOOD FRAME 100																							
Stories	2.	2. 100																							
Units	0	100																							
BUD8 Adjustme	05	DIST 1A 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																					
BAS	1,712	100	1,712	274,361																					
BAS	160	100	160	25,641																					
BAS	188	100	188	30,129																					
FBM	1,516	80	1,213	194,393																					
FGR	612	55	337	54,007																					
FOP	42	30	13	2,084																					
FOP	210	30	63	10,096																					
FUS	984	100	984	157,694																					
STR	132	10	13	2,084																					
UOP	538	20	108	17,307																					
TOTALS	6,094		4,791	767,795																					
EXTRA FEATURES			4444 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	0812	CONCRETE C	0	100	0	0			1,565.00	SF	4.00				4.00	100	1986	1986	3	52	3,255				
2	0504	FP-ELECTRI	0	100	0	0			1.00	UT	2,000.00				2,000.00	100	1986	1986	3	62	1,240				
3	1126	CB/STC 8"	0	100	0	0			240.00	SF	8.00				8.00	100	1986	1986	3	52	998				
4	0415	BEACHWALK	0	100	218	4			872.00	SF	5.75				5.75	100	1988	1988	3	20	1,003				
5	0810	CONCRETE A	0	100	51	3			24.00	SF	6.50				6.50	100	1986	1986	3	52	81				
7	0811	CONCRETE B	0	100	0	0			488.00	SF	5.20				5.20	100	2006	2006	3	88	2,233				
TOTAL OB/XF 8,810																									
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	85.48	FF		1.00	1.00	1.00	16,500.00	16,500.00	1,410,420								
REVIEW DATE 04/22/2020 BY DJA Total Acres: 0.00 Total Land Value: 1,410,420 Market: 0 Agricultural: 0 Common: 1,410,420 PRINTED 08/02/2023 BY SYS																									