



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																	
																						VALUATION BY	STANDARD																
																							Tax Group: 8	Tax Dist:															
																							BUILDING MARKET VALUE	0															
																							TOTAL MARKET OB/XF VALUE	0															
																							TOTAL LAND VALUE - MARKET	0															
																							TOTAL MARKET VALUE	0															
																							SOH/AGL Deduction	0															
																							ASSESSED VALUE	0															
																							TOTAL EXEMPTION VALUE	0															
																							BASE TAXABLE VALUE	0															
																							TOTAL JUST VALUE	0															
																							NCON VALUE	0															
																							INCOME VALUE	0															
																							PREVIOUS YEAR MKT VALUE	0															
DOR CODE																				H. HEADER RECORD																			
MAP NUM										MKT AREA										03																			
NEIGHBORHOOD/LOC																				3042.00																			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																																			
TOTALS																				5211 S FLETCHER AVE, FERNANDINA BEACH										BLD DATE		LGL DATE							
EXTRA FEATURES																														XF DATE		LAND 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																							
																														INC DATE		AG DATE							
																														BUILDING NOTES									
																														BUILDING DIMENSIONS									
LAND DESCRIPTION																				TOTAL OB/XF										0									
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	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV															
REVIEW DATE 12/30/2015 BY JW Total Acres: 0.00 Total Land Value: 0 Market: 0 Agricultural: 0 Common: 0 PRINTED 08/02/2023 BY SYS																																							