



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
ELEMNT 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									
Floor										1010000										0									
Recreation POOL										POOL 100										1 CONDO - 0% - 0									
Recreation TENNIS CT										TENNIS CT 100										SQFT=1596									
Location INTERIOR										INTERIOR 100										HX Base Yr									
View Lump S OCEAN										OCEAN 100																			
Desirable 5TH FLOOR										5TH FLOOR 100																			
Balcony FOP/PATIO										FOP/PATIO 100																			
Parking OPEN										OPEN 100																			
Bedrooms										3 100																			
Bathrooms										2 100																			
Oth Rooms										2 100																			
User Def ORIGINAL										ORIGINAL 100																			
Quality										03 Quality Level 03																			
DOR CODE										0400 CONDOMINIUM																			
MAP NUM										MKT AREA										01									
NEIGHBORHOOD/LOC										1066.00																			
AREA TYPE										TOTAL GROSS AREA										PCT OF BASE									
																				TOT ADJ AREA									
																				SUBAREA MARKET VALUE									
TOTALS										0										0									
EXTRA FEATURES										3240 S FLETCHER AV, 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									
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										10/14/2021										BY JW									
Total Acres:										0.00										Total Land Value: 0									
Market:										0										Agricultural: 0									
Common:										0										PRINTED 08/02/2023 BY SYS									