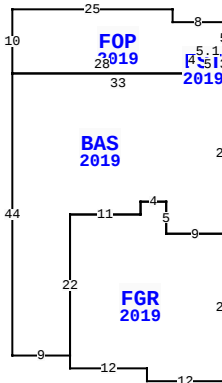
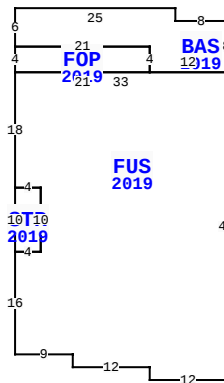
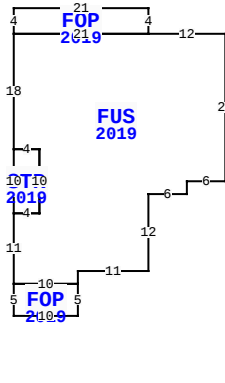


ETTLING MICHAEL E & CHANTAL
777 BRICKELL AVE #50093359
MIAMI, FL 33131-2809

2023

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	MA	NORM	% COND	VALUATION SUMMARY													
Exterior Wall	10	ABOVE AVG 70	0500	22	4,194	395.0324	562.92	2,360,886	2019	2019	0	0	5	1.15	93.85	VALUATION BY		STANDARD											
Exterior Wall	17	CB STUCCO 30	2 SFR CUST - 0% - 0													Heated Area: 3702		HX Base Yr											
Roof Structur	08	IRREGULAR 100																											
Roof Cover	03	COMP SHNGL 100																											
Interior Wall	05	DRYWALL 80																											
Interior Wall	06	CUST PANEL 20																											
Interior Floo	12	HARDWOOD 80																											
Interior Floo	11	CLAY TILE 20																											
Air Condition	03	CENTRAL 100																											
Heating Type	04	AIR DUCTED 100																											
Bedrooms		4 100																											
Bathrooms		4.5 100																											
Frame	03	MASONRY 100																											
Stories	3.	3. 100																											
Units		0 100																											
Quality		05 Quality Level 05																											
DOR CODE		0100 SINGLE FAMILY																											
MAP NUM																MKT AREA		01											
NEIGHBORHOOD/LOC		1052.00																											
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																									
BAS	230	100	230	121,509																									
BAS	943	100	943	498,188																									
FGR	581	55	320	169,056																									
FOP	50	30	15	7,925																									
FOP	84	30	25	13,208																									
FOP	84	30	25	13,208																									
FOP	297	30	89	47,019																									
FST	18	55	10	5,283																									
FUS	1,045	100	1,045	552,074																									
FUS	1,484	100	1,484	783,998																									
TOTALS		4,896		4,194	2,215,692																								
EXTRA FEATURES					2364 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	0415	BEACHWALK	0	0	0	940.00	SF	5.75	5.75	100	2019	2019	3	90	4,865														
2	0500	FP-PRE FAB	0	0	0	1.00	UT	3,500.00	3,500.00	100	2019	2019	3	99	3,465														
3	0861	POOL GUNIT	0	0	0	315.00	SF	85.00	85.00	100	2019	2019	3	93	24,901														
4	0600	SUMMER KIT	0	0	0	1.00	UT	10,000.00	10,000.00	100	2019	2019	3	90	9,000														
5	0855	CONC PAVER	0	0	0	1,431.00	SF	10.00	10.00	100	2019	2019	3	99	14,167														
6	0855	CONC PAVER	0	0	0	210.00	SF	10.00	10.00	100	2019	2019	3	99	2,079														
7	0855	CONC PAVER	0	0	0	174.00	SF	10.00	10.00	100	2019	2019	3	99	1,723														
8	0462	ST/AL FNC	0	0	0	284.00	SF	10.00	10.00	100	2019	2019	3	93	2,641														
9	0855	CONC PAVER	0	0	0	1,064.00	SF	10.00	10.00	100	2019	2019	3	99	10,534														
10	1076	TRELLIS A	0	0	8	4	32.00	SF	7.50	7.50	100	2019	2019	3	93	223													
LAND DESCRIPTION					TOTAL OB/XF 73,598																								
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	000120	C	SFR OCN FT	0			50.00	290.00	50.00	FF		1.00	1.00	1.00	15,000.00	15,000.00	750,000												

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