

LOT 36
IN OR 1875/49
BUCKS FDNA BEACH 1 PB 2/30

LAHOOD CHARLES J & ELAINE C
2473 S FLETCHER AVE
FERNANDINA BEACH, FL 32034

2023

00-00-31-114A-0036-0000



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 2													
Exterior Wall	10	ABOVE AVG 50	0500	01	2,983	127.5580	181.77	542,220	1960	2005	0	0	0	8.25	91.75	VALUATION BY STANDARD												
Exterior Wall	17	CB STUCCO 50	1 SFR CUST - 100% - 2014													Heated Area: 2430 HX Base Yr 2014												
Roof Structure	03	GABLE/HIP 100															Tax Group: 2 Tax Dist:											
Roof Cover	12	MODULAR MT 100															BUILDING MARKET VALUE 497,487											
Interior Wall	05	DRYWALL 100															TOTAL MARKET OB/XF VALUE 33,051											
Interior Floor	11	CLAY TILE 50															TOTAL LAND VALUE - MARKET 487,500											
Interior Floor	14	CARPET 50															TOTAL MARKET VALUE 1,018,038											
Air Condition	03	CENTRAL 100															SOH/AGL Deduction 423,857											
Heating Type	04	AIR DUCTED 100															ASSESSED VALUE 594,181											
Bedrooms	3	100															TOTAL EXEMPTION VALUE HX HB 50,000											
Bathrooms	3.5	100															BASE TAXABLE VALUE 544,181											
Frame	02	WOOD FRAME 100															TOTAL JUST VALUE 1,018,038											
Stories	2.	2. 100	NCON VALUE 0																									
Units	0	100	INCOME VALUE																									
BUD8 Adjustme	02	DIST FB 100	PREVIOUS YEAR MKT VALUE 958,901																									
Occupancy	00	NONE 100																										
Quality	06	Quality Level 06																										
DOR CODE	0100	SINGLE FAMILY																										
MAP NUM		MKT AREA	01																									
NEIGHBORHOOD/LOC	1058.00																											
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																								
BAS	1,150	100	1,150	191,791																								
FGR	616	55	339	56,536																								
FOP	70	30	21	3,502																								
FOP	237	30	71	11,841																								
FUS	920	100	920	153,432																								
FUS	360	100	360	60,038																								
PTO	12	5	1	167																								
PTO	12	5	1	167																								
PTO	24	5	1	167																								
UOP	40	20	8	1,334																								
TOTALS	3,995		2,983	497,487																								
EXTRA FEATURES					2473 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	0811	CONCRETE B	0	100	0	0	921.00	SF	5.20	5.20	100	1960	1960	3	20	958												
2	0810	CONCRETE A	0	100	0	0	142.00	SF	6.50	6.50	100	2006	2006	3	88	812												
3	0861	POOL GUNIT	0	100	0	0	336.00	SF	85.00	85.00	100	2011	2011	3	68	19,421												
4	0877	JACUZZI	0	100	0	0	1.00	UT	1,000.00	1,000.00	100	2011	2011	3	55	550												
5	0835	QUARY TILE	0	100	0	0	701.00	SF	10.00	10.00	100	2011	2011	3	93	6,519												
6	0476	VF 6 SBPL	0	100	0	0	126.00	LF	32.00	32.00	100	2011	2011	3	83	3,347												
7	0479	VF PICKET	0	100	0	0	114.00	LF	10.00	10.00	100	2011	2011	3	83	946												
8	0470	VNYL GATE	0	100	0	0	2.00	UT	300.00	300.00	100	2011	2011	3	83	498												
TOTAL OB/XF 33,051																												
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											
1	000100	C	SFR	100			50.00	110.00	50.00	FF		1.00	1.00	1.50	6,500.00	9,750.00	487,500											
REVIEW DATE 01/06/2023 BY TWA Total Acres: 0.00 Total Land Value: 487,500 Market: 0 Agricultural: 0 Common: 487,500 PRINTED 08/02/2023 BY SYS																												