

LOT 40
IN OR 1989/1017
BUCKS FDNA BEACH #1 PB 2/30

BRAKE DAVID & CARMEN
448 FOREST DRIVE
JESSUP, GA 31545

2023

00-00-31-114A-0040-0000



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																											
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1																											
ELEMENT	CD									TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND																									
Exterior Wall	05	AVERAGE 50								0900	01	1,209	103.3500	122.73	148,381	1971	1971	0	0	0	23.13	76.87	VALUATION BY																								
Exterior Wall	15	CONC BLOCK 50								1 SNGL FAM - 0% - 0														Heated Area: 816								HX Base Yr								STANDARD							
Roof Structur	03	GABLE/HIP 100																						Tax Group: 2								Tax Dist:															
Roof Cover	03	COMP SHNGL 100																						BUILDING MARKET VALUE								114,060															
Interior Wall	05	DRYWALL 100																						TOTAL MARKET OB/XF VALUE								1,294															
Interior Floo	07	CORK/VTILE 100																						TOTAL LAND VALUE - MARKET								312,000															
Air Condition	02	WINDOW 100								TOTAL MARKET VALUE								427,354																													
Heating Type	03	FORCED AIR 100								SOH/AGL Deduction								41,222																													
Bedrooms	3	100								ASSESSED VALUE								386,132																													
Bathrooms	1	100								TOTAL EXEMPTION VALUE								0																													
Frame	02	WOOD FRAME 100								BASE TAXABLE VALUE								386,132																													
Stories	1.	1. 100								TOTAL JUST VALUE								427,354																													
Units	0	100								NCON VALUE								0																													
BUD8 Adjustme	02	DIST FB 100								INCOME VALUE																																					
Occupancy	00	NONE 100								PREVIOUS YEAR MKT VALUE								417,345																													
Quality																						03	Quality Level 03																								
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		816		100		816		76,984																																							
DCK		260		10		26		2,453																																							
UGR		816		45		367		34,624																																							
TOTALS		1,892				1,209		114,060																																							
EXTRA FEATURES																						2423 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																	
2		0802		ASPHALT		B		0		49		22		1,078.00		SF		2.40		100		1971		1971		3		50		1,294																	