

DESOCIO ROBERT J JR & LAURIE
2747 S FLETCHER AVE
FERNANDINA BEACH, FL 32034

00-00-31-114A-0083-0000

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			
Exterior Wall		05		AVERAGE 50		0900		01		2,009		107.3100		127.43		256,007		1970		1980		0		0		0		19.38		80.62	
Exterior Wall		16		WD FR STUC 50		1		SNGL FAM - 100% - 2023								Heated Area: 1872										HX Base Yr 2023					
Roof Structure		03		GABLE/HIP 100																											
Roof Cover		03		COMP SHNGL 100																											
Interior Wall		04		PLYWOOD 50																											
Interior Wall		05		DRYWALL 50																											
Interior Floo		13		LVT/LAMNT 100																											
Air Condition		03		CENTRAL 100																											
Heating Type		04		AIR DUCTED 100																											
Bedrooms		4		100																											
Bathrooms		2		100																											
Frame Stories		02		WOOD FRAME 100																											
Units		2.		2. 100																											
BUD8 Adjustme		02		DIST FB 100																											
Occupancy		00		NONE 100																											
Quality		03		Quality Level 03																											
DOR CODE		0100		SINGLE FAMILY																											
MAP NUM				MKT AREA																											
NEIGHBORHOOD/LOC				1058.00																											
AREA TYPE		TOTAL GROSS AREA		PCT OF BASE		TOT ADJ AREA		SUBAREA MARKET VALUE																							
BAS		1,056		100		1,056		108,487																							
FOP		144		30		43		4,417																							
FUS		816		100		816		83,831																							
PTO		168		5		8		822																							
PTO		192		5		10		1,027																							
UOP		168		20		34		3,493																							
UOP		212		20		42		4,315																							
TOTALS		2,756				2,009		206,393																							
EXTRA FEATURES																															
2747 S FLETCHER AVE, FERNANDINA BEACH																															
BLD DATE		05/22/2020		KK		LGL DATE		05/22/2020		KK		LGL DATE		05/22/2020		KK															
KF DATE		05/22/2020		KK		LAND DATE		05/22/2020		KK		AG DATE		05/22/2020		KK															
INC 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	
1		0811		CONCRETE B		0 100		0 0		813.00		SF		5.20		5.20		100		1977		1977		3		29		1,226			
3		0810		CONCRETE A		0 100		0 0		24.00		SF		6.50		6.50		100		1977		1977		3		29		45			
5		0940		SHEDS/PORT		0 100		8 8		64.00		SF		30.00		30.00		100		1997		1997		3		20		384			
6		0851		PATIO STON		0 100		12 12		144.00		SF		0.75		0.75		100		1997		1997		3		75		81			