



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	15	CONC BLOCK 70	2700	01	2,744	106.9440	127.53	349,942	1951	1995	0	0	0	13.35	86.65	VALUATION BY STANDARD													
Exterior Wall	10	ABOVE AVG 30	1 DUPLEX - 60.36% - 2020													Heated Area: 2318 HX Base Yr 2020													
Roof Structure	03	GABLE/HIP 100														Tax Group: 2 Tax Dist:													
Roof Cover	03	COMP SHNGL 100														BUILDING MARKET VALUE 303,225													
Interior Wall	05	DRYWALL 100														TOTAL MARKET OB/XF VALUE 21,980													
Interior Floor	12	HARDWOOD 70														TOTAL LAND VALUE - MARKET 250,000													
Interior Floor	11	CLAY TILE 30														TOTAL MARKET VALUE 575,205													
Air Condition	03	CENTRAL 100														SOH/AGL Deduction 118,048													
Heating Type	04	AIR DUCTED 100														ASSESSED VALUE 457,157													
Bedrooms	5	100														TOTAL EXEMPTION VALUE HX HB 50,000													
Bathrooms	3	100														BASE TAXABLE VALUE 407,157													
Frame	02	WOOD FRAME 100														TOTAL JUST VALUE 575,205													
Stories	1.5	1.5 100	NCON VALUE 0																										
Units	0	100	INCOME VALUE																										
BUD8 Adjustme	02	DIST FB 100	PREVIOUS YEAR MKT VALUE 513,983																										
Occupancy	00	NONE 100																											
Quality	03	Quality Level 03																											
DOR CODE	0800	MULTI-FAMILY																											
MAP NUM	MKT AREA		01																										
NEIGHBORHOOD/LOC	1041.00																												
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																									
APT	780	100	780	86,193																									
FOP	221	30	66	7,293																									
FSP	96	40	38	4,199																									
FST	323	55	178	19,670																									
HXB	780	100	780	86,193																									
HXB	662	100	662	73,154																									
HXB	96	100	96	10,609																									
HXP	192	30	58	6,410																									
HXU	36	55	20	2,210																									
HXY	270	15	40	4,420																									
TOTALS	3,596		2,744	303,225																									
EXTRA FEATURES					935 N 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	0855	CONC PAVER	0	100	0	0		2,198.00	SF	10.00				21,980															
TOTAL OB/XF 21,980																													
LAND DESCRIPTION																													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV						
1	000800	C	MULTI-FAM	100	0006	R-2	50.00	100.00	50.00	FF		1.00	1.00	1.00	5,000.00	5,000.00	250,000												
REVIEW DATE 01/09/2021 BY DJ Total Acres: 0.00 Total Land Value: 250,000 Market: 0 Agricultural: 0 Common: 250,000 PRINTED 08/02/2023 BY SYS																													