

LOT 117 & LOT 122
IN OR 1765/1703
GA FDNA BEACH SUB PB 2/35 &

GUPTA SAMIR S TRUST/GUPTA SAMIR S TRUSTEE
338 N FLETCHER AVE
FERNANDINA BEACH, FL 32034

2023

00-00-31-134A-0117-0000



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 100	2700	01	2,843	110.4000	131.65	374,281	1954	1990	0	0	0	15.00	85.00	VALUATION BY STANDARD													
Roof Structur	03	GABLE/HIP 100	1 DUPLEX - 56.35% - 2017													Heated Area: 2608													
Roof Cover	03	COMP SHNGL 100														HX Base Yr 2017													
Interior Wall	04	PLYWOOD 50																											
Interior Wall	05	DRYWALL 50																											
Interior Floo	12	HARDWOOD 100																											
Air Condition	03	CENTRAL 100																											
Heating Type	04	AIR DUCTED 100																											
Bedrooms		6 100																											
Bathrooms		3 100																											
Frame	02	WOOD FRAME 100																											
Stories		2. 100																											
Units		0 100																											
BUD8 Adjustme	02	DIST FB 100																											
Occupancy	00	NONE 100																											
Quality 03 Quality Level 03																													
DOR CODE 0800 MULTI-FAMILY																													
MAP NUM MKT AREA 01																													
NEIGHBORHOOD/LOC 1050.00																													
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																									
APT	1,080	100	1,080	120,855																									
DCK	48	10	5	559																									
FOP	224	30	67	7,498																									
HXB	1,528	100	1,528	170,987																									
HXK	88	10	9	1,007																									
HXY	280	15	42	4,700																									
HXY	156	15	23	2,574																									
STR	24	10	2	224																									
SXR	48	10	5	559																									
UOP	408	20	82	9,176																									
TOTALS	3,884		2,843	318,139																									
EXTRA FEATURES				338 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	0350	CARPORT WD	0 100	12	12	144.00	SF	13.00	13.00	100	1980	1980	3	20	374														
2	0940	SHEDS/PORT	0 100	9	18	162.00	SF	30.00	30.00	100	1980	1980	3	20	972														
3	0810	CONCRETE A	0 100	0	0	258.00	SF	6.50	6.50	100	1980	1980	3	35	587														
4	1242	WD DECK A	0 100	4	6	24.00	SF	10.00	10.00	100	2003	2003	3	22	53														
5	0479	VF PICKET	0 100	0	0	46.00	LF	10.00	10.00	100	2003	2003	3	64	294														
6	0469	VF LATTIC	0 100	0	0	34.00	SF	5.50	5.50	100	2003	2003	3	64	120														
7	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	2003	2003	3	88	3,080														
TOTAL OB/XF 5,480																													
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	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV					
1	000800	C	MULTI-FAM	100	0002	R-2	50.00	100.00	50.00	FF		1.00	1.00	1.00	14,000.00	14,000.00	700,000												
2	000001	C	V RS W/XFOB	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 08/14/2017 BY DJX Total Acres: 0.00 Total Land Value: 950,000 Market: 0 Agricultural: 0 Common: 950,000 PRINTED 08/02/2023 BY SYS																													