



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 50
Exterior Wall	23	REINF CONC 50
Roof Structure	01	FLAT 100
Roof Cover	04	BUILT-UP 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 60
Interior Floor	08	SHT VINYL 40
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 100
Bedrooms	4	100
Bathrooms	2	100
Frame	04	REIN CONC 100
Stories	2.	2. 100
Units	0	100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	OWNER OCC 100

Quality	03	Quality Level 03
DOR CODE	0800	MULTI-FAMILY

MAP NUM		MKT AREA	01
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NEIGHBORHOOD/LOC	1041.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
APT	1,156	100	1,156	106,163
HXB	60	100	60	5,510
HXB	1,216	100	1,216	111,674
HXC	720	25	180	16,530
HXP	218	30	65	5,969
HXU	72	55	40	3,673
UOP	218	20	44	4,041
TOTALS	3,660		2,761	253,562

EXTRA FEATURES		
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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	0476	VF 6 SBPL	0	0	0	0	58.00	LF	32.00	32.00	100	2012	2012	3	85	1,578	
2	0810	CONCRETE A	0	0	31	2	62.00	SF	6.50	6.50	100	1948	1948	3	20	81	
3	0810	CONCRETE A	0	0	74	2	148.00	SF	6.50	6.50	100	1948	1948	3	20	192	
4	0476	VF 6 SBPL	0	0	0	0	70.00	LF	32.00	32.00	100	2012	2012	3	85	1,904	

LAND DESCRIPTION					
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D
1	000800	C	MULTI-FAM	0	0006

MARKET ADJUSTMENTS													TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
2700	01	2,761	91.6800	109.33	301,860	1948	1990	0	0	0	16.00	84.00												

1 DUPLEX - 0% - 0

Heated Area: 2432

HX Base Yr

The floor plan diagram illustrates a duplex layout with three distinct units, each labeled with its unit type and year (1993). The units are APT (Apartment), HXB (House), and HXC (House). The layout includes various rooms and corridors, with dimensions provided for each section. The overall dimensions of the building are 38 units wide by 32 units deep. The units are arranged as follows: APT is located in the top left, HXB is in the top right, and HXC is in the bottom left. The dimensions for each unit are: APT (38x23), HXB (38x31), and HXC (18x22). The overall dimensions of the building are 38x32.

BLD DATE	LGL DATE
XF DATE	LAND DATE

336 N FLETCHER AVE, FERNANDINA BEACH													BLD DATE		LGL DATE	
													XF DATE		LAND DATE	
													INC DATE		AG DATE	

NASSAU COUNTY PROPERTY			PAGE 1 of 1	2
VALUATION SUMMARY				
VALUATION BY			STANDARD	
Tax Group: 2			Tax Dist:	
BUILDING MARKET VALUE			253,562	
TOTAL MARKET OB/XF VALUE			3,755	
TOTAL LAND VALUE - MARKET			300,000	
TOTAL MARKET VALUE			557,317	
SOH/AGL Deduction			107,461	
ASSESSED VALUE			449,856	
TOTAL EXEMPTION VALUE			0	
BASE TAXABLE VALUE			449,856	
TOTAL JUST VALUE			557,317	
NCON VALUE			0	
INCOME VALUE				
PREVIOUS YEAR MKT VALUE			511,262	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20121927	6' VINYL FNC W/GAT	2,231	09/19/2012
20090877	RE-ROOF	13,500	07/07/2009
20032537	2 - 150 AMP SERVI	200	02/19/2003
7835	REPAIR/RRF	3,000	08/03/1993

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE

BUILDING NOTES		
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BUILDING DIMENSIONS		
UOP=[YR=1993] W22 S8 APT=[YR=1993] W16 S38 HXC=[YR=1993] S4		
HXU=[YR=1993] S18 E4 N18 W4\$ E4 S18 E32 N22 W36\$ E28		
HXB=[YR=1993] E4N15W4S15\$ N15 E4N23 W16\$ E16 S7 E6 N15\$		
PTR=S8E10 HXB=[YR=1993] S38E32N31 HXP=[YR=1993] E6		
N15W22S8E16S7\$N7W32\$N8W10\$.		