

HITCHENS RANDALL H & PATRICIA A
734 N FLETCHER AVE
FERNANDINA BEACH, FL 32034

00-00-31-134B-0157-0000



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	PD	NORM	% COND	VALUATION SUMMARY														
Exterior Wall		10	ABOVE AVG 100		0200	11	2,853	139.3456	104.51	298,167	2016	2016	0	11	2.5	2.50	112.50	VALUATION BY		STANDARD												
Roof Structur		03	GABLE/HIP 100		1 SFR MODULR - 100% - 2017													Heated Area: 2146					HX Base Yr 2017									
Roof Cover		03	COMP SHNGL 100		11 29 8 15 3 14 44 29 47 UGR 2016 11 29 8 15 3 14 44 29 4 13 19 4 15 19 4 4 29 STR 2016 15 15 55 15 FUS 2016													Tax Group: 2					Tax Dist:					335,438				
Interior Wall		05	DRYWALL 100															BUILDING MARKET VALUE					6,230									
Interior Floo		13	LVT/LAMNT 100															TOTAL MARKET OB/XF VALUE					250,000									
Air Condition		03	CENTRAL 100															TOTAL LAND VALUE - MARKET					591,668									
Heating Type		04	AIR DUCTED 100															TOTAL MARKET VALUE					163,664									
Bedrooms			2 100															SOH/AGL Deduction					428,004									
Bathrooms			2 100															ASSESSED VALUE					50,000									
Frame		02	WOOD FRAME 100															TOTAL EXEMPTION VALUE					HX HB									
Stories		2.	2. 100															BASE TAXABLE VALUE					378,004									
Units			0 100															TOTAL JUST VALUE					591,668									
					NCON VALUE					0																						
					INCOME VALUE																											
					PREVIOUS YEAR MKT VALUE					589,247																						
Quality		05	Quality Level 05																													
DOR CODE		0100	SINGLE FAMILY																													
MAP NUM			MKT AREA				01																									
NEIGHBORHOOD/LOC		1041.00																														
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																												
BAS	1,321	100	1,321	155,315																												
FOP	274	30	82	9,641																												
FUS	825	100	825	96,999																												
PTO	274	5	14	1,646																												
STR	84	10	8	941																												
STR	92	10	9	1,059																												
UGR	1,321	45	594	69,839																												
TOTALS		4,191		2,853	335,438																											
EXTRA FEATURES					734 N FLETCHER AVE, FERNANDINA BEACH										BLD DATE					LGL DATE												
															XF DATE					LAND DATE												
															INC DATE					AG 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	1,200.00	SF	5.20	5.20	100	2016	2016	3	97	6,053																	
2	0810	CONCRETE A	0 100	7	4	28.00	SF	6.50	6.50	100	2016	2016	3	97	177																	
LAND DESCRIPTION					TOTAL OB/XF 6,230																											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV								
1	000100	C	SFR	100		R-2	50.00	100.00	50.00	FF		1.00	1.00	1.00	5,000.00	5,000.00	250,000															