

LOT 158
IN OR 2075/1249
ESMT IN OR 450/170

KOUFAKIS LOUIS M & SUSAN B
736 NORTH FLETCHER AVE
FERNANDINA BEACH, FL 32034

2023

00-00-31-134B-0158-0000



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	15	CONC BLOCK 50	2700	01	2,783	108.8640	129.82	361,289	1961	1985	0	0	0	18.50	81.50	VALUATION BY STANDARD												
Exterior Wall	23	REINF CONC 50	1 DUPLEX - 50.7% - 2021													Heated Area: 2720												
Roof Structure	01	FLAT 100	HX Base Yr 2021																									
Roof Cover	04	BUILT-UP 100																										
Interior Wall	04	PLYWOOD 100																										
Interior Floo	11	CLAY TILE 50																										
Interior Floo	14	CARPET 50																										
Air Condition	03	CENTRAL 100																										
Heating Type	04	AIR DUCTED 100																										
Bedrooms	4	100																										
Bathrooms	2	100																										
Frame	02	WOOD FRAME 100																										
Stories	2.	2. 100																										
Units	0	100																										
BUD8 Adjustme	02	DIST FB 100																										
Occupancy	00	NONE 100																										
Quality	04	Quality Level 04																										
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	1,360	100	1,360	143,892																								
HXB	1,360	100	1,360	143,892																								
HXP	170	30	51	5,396																								
PTO	168	5	8	847																								
UOP	20	20	4	423																								
TOTALS	3,078		2,783	294,451																								
EXTRA FEATURES																	736 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	0810	CONCRETE A	0	100	0	0	1,620.00	SF	6.50	6.50	100	1961	1961	3	20	2,106												
2	1242	WD DECK A	0	100	0	0	136.00	SF	10.00	10.00	100	2003	2003	3	22	299												
3	1241	WD DECK G	0	100	0	0	334.00	UT	15.53	15.53	100	1993	1993	3	20	1,037												
4	1241	WD DECK G	0	100	0	0	75.00	UT	11.50	11.50	100	2004	2004	3	40	345												
5	1076	TRELLIS A	0	100	8	12	96.00	SF	7.50	7.50	100	2003	2003	3	36	259												
6	0940	SHEDS/PORT	0	100	9	4	36.00	SF	30.00	30.00	100	2003	2003	3	22	238												
7	0851	PATIO STON	0	100	0	0	248.00	SF	0.75	0.75	100	1993	1993	3	68	126												
8	1123	CB 8"	0	100	126	2	252.00	SF	6.15	6.15	100	1961	1961	3	20	310												
9	0961	H-SHUTTERS	0	100	0	0	10.00	UT	800.00	800.00	100	1993	1993	3	90	7,200												
TOTAL OB/XF 11,920																												
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		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 12/05/2019 BY DJX Total Acres: 0.00 Total Land Value: 250,000 Market: 0 Agricultural: 0 Common: 250,000 PRINTED 08/02/2023 BY SYS																												