

LOT 223
IN OR 2470/419
BEING PT OF PARCEL 2

FELLETTER JOHN P & BRENDA J
20 RIVER RD
COS COB, CT 06807

2023

00-00-31-134B-0223-0000



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																			
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1																			
ELEMENT	CD									TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND																	
Exterior Wall	15	CONC BLOCK 60								2801	11	3,283	127.1219	141.11	463,264	1956	2005	0	0	0	8.50	91.50	VALUATION BY STANDARD																
Exterior Wall	23	REINF CONC 40								1 QUAD PLEX - 0% - 0										Heated Area: 3164										HX Base Yr									
Roof Structure	08	IRREGULAR 100																																					
Roof Cover	03	COMP SHNGL 100																																					
Interior Wall	05	DRYWALL 100																																					
Interior Floor	14	CARPET 80																																					
Interior Floor	08	SHT VINYL 20																																					
Air Condition	03	CENTRAL 100																																					
Heating Type	04	AIR DUCTED 100																																					
Bedrooms	6	100																																					
Bathrooms	4	100																																					
Frame	03	MASONRY 100																																					
Stories	2.5	2.5 100																																					
Units	0	100																																					
BUD8 Adjustme	02	DIST FB 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	399	100	399	51,517																																			
APT	600	100	600	77,469																																			
APT	744	100	744	96,062																																			
APT	744	100	744	96,062																																			
BAS	600	100	600	77,469																																			
FOP	32	30	10	1,291																																			
FOP	320	30	96	12,396																																			
SFB	96	80	77	9,941																																			
STR	76	10	8	1,033																																			
UOP	24	20	5	646																																			
TOTALS	3,635		3,283	423,887																																			
EXTRA FEATURES										337 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	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1956	1956	3	20	700																							
2	0810	CONCRETE A	0	0	29	6	174.00	SF	6.50	6.50	100	1956	1956	3	20	226																							
3	0810	CONCRETE A	0	0	0	0	276.00	SF	6.50	6.50	100	1956	1956	3	20	359																							
4	1241	WD DECK G	0	0	0	0	344.00	UT	15.53	15.53	100	1996	1996	3	25	1,335																							
5	1241	WD DECK G	0	0	0	0	111.00	UT	15.53	15.53	100	1993	1993	3	20	345																							
LAND DESCRIPTION										TOTAL OB/XF										2,965																			
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	0	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 04/11/2018 BY DJX Total Acres: 0.00 Total Land Value: 250,000 Market: 0 Agricultural: 0 Common: 250,000 PRINTED 08/02/2023 BY SYS																																							