



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	VALUATION SUMMARY																																																
																						STANDARD																																																
VALUATION BY																					Tax Group: 2										Tax Dist:																																							
BUILDING MARKET VALUE																															0																																							
TOTAL MARKET OB/XF VALUE																															0																																							
TOTAL LAND VALUE - MARKET																															0																																							
TOTAL MARKET VALUE																															0																																							
SOH/AGL Deduction																															0																																							
ASSESSED VALUE																															0																																							
TOTAL EXEMPTION VALUE																															0																																							
BASE TAXABLE VALUE																															0																																							
TOTAL JUST VALUE																															0																																							
NCON VALUE																															0																																							
INCOME VALUE																															0																																							
PREVIOUS YEAR MKT VALUE																															0																																							
PERMIT NUM																					DESCRIPTION										AMT										ISSUED																													
SALES DATA																					OFF RECORD Number										DATE										TYPE INST										Q / V / RSN CD										SALE PRICE									
TOTALS																																																																						
EXTRA FEATURES																					4063 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	BUILDING NOTES																																																					
																	BUILDING DIMENSIONS																																																					
LAND DESCRIPTION																	TOTAL OB/XF										0																																											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV																																														
REVIEW DATE 03/19/1987 BY 0 Total Acres: 0.00 Total Land Value: 0 Market: 0 Agricultural: 0 Common: 0 PRINTED 08/02/2023 BY SYS																																																																						