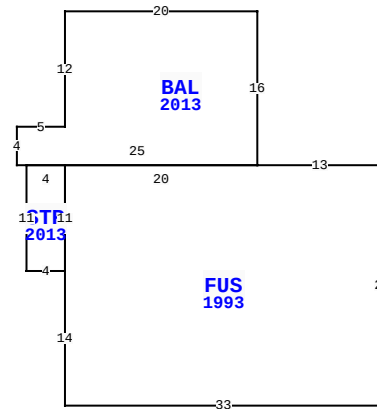
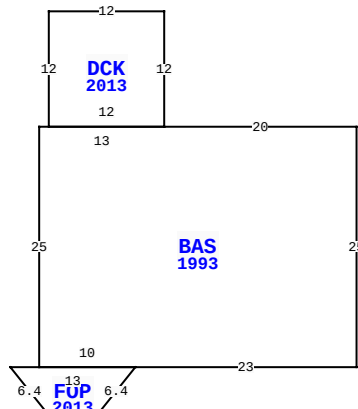




BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 50
Exterior Wall	15	CONC BLOCK 50
Roof Structure	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floor	12	HARDWOOD 50
Interior Floor	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms	3	100
Frame	03	MASONRY 100
Stories	2.	2. 100
Units	0	100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0500	01	1,733	121.5500	173.21	300,173	1957	2015	0	0	0	3.25	96.75	
1 SFR CUST - 100% - 2023				Heated Area: 1650				HX Base Yr 2023					



NASSAU COUNTY PROPERTY											
VALUATION SUMMARY											
VALUATION BY										STANDARD	
Tax Group: 2										Tax Dist:	
BUILDING MARKET VALUE										290,417	
TOTAL MARKET OB/XF VALUE										50,913	
TOTAL LAND VALUE - MARKET										900,000	
TOTAL MARKET VALUE										1,241,330	
SOH/AGL Deduction										0	
ASSESSED VALUE										1,241,330	
TOTAL EXEMPTION VALUE										HX HB 50,000	
BASE TAXABLE VALUE										1,191,330	
TOTAL JUST VALUE										1,241,330	
NCON VALUE										0	
INCOME VALUE											
PREVIOUS YEAR MKT VALUE										1,197,708	

NEIGHBORHOOD/LOC				
1052.00				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAL	340	15	51	8,547
BAS	825	100	825	138,254
DCK	144	10	14	2,346
FOP	45	30	14	2,346
FUS	825	100	825	138,254
STR	44	10	4	670
TOTALS	2,223		1,733	290,417

2200 S FLETCHER AVE, FERNANDINA BEACH

BLD DATE
XF DATE
INC DATE

LGL DATE
LAND DATE
AG DATE

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	0825	BRICK	0	100	0	0	1,280.00	SF	12.50	12.50	100	1976	1976	3	69	11,040	
2	0801	ASPHALT A	0	100	19	19	361.00	SF	3.00	3.00	100	1976	1976	3	50	542	
3	0825	BRICK	0	100	0	0	529.00	SF	12.50	12.50	100	1976	1976	3	69	4,563	
6	0810	CONCRETE A	0	100	0	0	146.00	SF	6.50	6.50	100	1957	1957	3	20	190	
9	1242	WD DECK A	0	100	4	4	16.00	SF	10.00	10.00	100	2013	2013	3	65	104	
10	0416	DUNEWALKS	0	100	252	4	1,008.00	SF	30.00	30.00	100	2021	2021	3	97	29,333	
11	0462	ST/AL FNC	0	100	116	4	464.00	SF	10.00	10.00	100	2021	2021	3	98	4,547	
12	0463	FENCE GATE	0	100	0	0	2.00	UT	300.00	300.00	100	2021	2021	3	99	594	

LAND DESCRIPTION										TOTAL OB/XF										50,913									
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	000120	C	SFR OCN FT	100			50.00	250.00	50.00	FF		1.00	1.00	1.20	15,000.00	18,000.00	900,000												