

LOT 55 (EX BDWLK ESMT
IN OR 1935/1499)
HAMBYS SUB PBK 2/32

MAZURSKY DON A & MARIA J
2298 S FLETCHER AVE
FERNANDINA BEACH, FL 32034

2023

00-00-31-1360-0055-0000



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	17	CB STUCCO 100	0500	12	3,875	198.1980	282.43	1,094,416	2017	2017	0	0	0	2.50	97.50	VALUATION BY STANDARD													
Roof Structur	01	FLAT 100	1 SFR CUST - 100% - 2020													Heated Area: 3003													
Roof Cover	12	MODULAR MT 100														HX Base Yr 2020													
Interior Wall	05	DRYWALL 100																											
Interior Floo	18	SLATE 100																											
Air Condition	03	CENTRAL 100																											
Heating Type	04	AIR DUCTED 100																											
Bedrooms		3 100																											
Bathrooms		3.5 100																											
Frame	03	MASONRY 100																											
Stories	2.	2. 100																											
Units		0 100																											
Quality			04	Quality Level 04																									
DOR CODE			0100	SINGLE FAMILY																									
MAP NUM				MKT AREA													01												
NEIGHBORHOOD/LOC			1052.00																										
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																									
BAS	1,142	100	1,142	314,472																									
FGR	666	55	366	100,785																									
FOP	18	30	5	1,377																									
FOP	400	30	120	33,045																									
FOP	400	30	120	33,045																									
FST	24	55	13	3,580																									
FST	24	55	13	3,580																									
FST	30	55	16	4,406																									
FUS	1,861	100	1,861	512,462																									
STR	99	10	10	2,753																									
TOTALS	5,766		3,875	1,067,056																									
EXTRA FEATURES					2298 S 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	0855	CONC PAVER	0 100	0	0	1,377.00	SF	7.00	7.00	100	2017	2017	3	97	9,350														
2	0855	CONC PAVER	0 100	0	0	210.00	SF	7.00	7.00	100	2017	2017	3	97	1,426														
3	0861	POOL GUNIT	0 100	0	0	210.00	SF	85.00	85.00	100	2017	2017	3	87	15,530														
4	0855	CONC PAVER	0 100	0	0	858.00	SF	30.00	30.00	100	2017	2017	3	97	24,968														
5	0410	ELEVATOR	0 100	0	0	1.00	UT	10,000.00	10,000.00	100	2017	2017	3	100	10,000														
6	0463	FENCE GATE	0 100	0	0	3.00	UT	1,200.00	1,200.00	100	2017	2017	3	94	3,384														
LAND DESCRIPTION					TOTAL OB/XF 64,658																								
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	000120	C	SFR OCN FT	100	0006		50.00	250.00	50.00	FF		1.00	1.00	1.20	15,000.00	18,000.00	900,000												
REVIEW DATE 05/22/2017 BY DJ Total Acres: 0.00 Total Land Value: 900,000 Market: 0 Agricultural: 0 Common: 900,000 PRINTED 08/02/2023 BY SYS																													