



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	05	AVERAGE 60	0500	11	2,838	155.8138	222.03	630,121	1999	2012	0	0	0	4.70	95.30	VALUATION SUMMARY												
Exterior Wall	16	WD FR STUC 40	1 SFR CUST - 100% - 2023													Heated Area: 2222												
Roof Structure	03	GABLE/HIP 100														HX Base Yr 2023												
Roof Cover	08	CLAY TILE 100																										
Interior Wall	06	CUST PANEL 100																										
Interior Floor	14	CARPET 80																										
Interior Floor	11	CLAY TILE 20																										
Air Condition	03	CENTRAL 100																										
Heating Type	04	AIR DUCTED 100																										
Bedrooms		2 100																										
Bathrooms		2.5 100																										
Frame	02	WOOD FRAME 100																										
Stories	3.	3. 100																										
Units		0 100																										
Quality			03	Quality Level 03																								
DOR CODE			0100	SINGLE FAMILY																								
MAP NUM				MKT AREA												01												
NEIGHBORHOOD/LOC			1050.00																									
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																								
BAS	1,261	100	1,261	266,821																								
BAS	56	100	56	11,850																								
FGR	479	55	263	55,649																								
FGR	554	55	305	64,536																								
FOP	36	30	11	2,327																								
FOP	72	30	22	4,655																								
FST	28	55	15	3,173																								
FUS	730	100	730	154,464																								
SFB	219	80	175	37,029																								
TOTALS			3,435	2,838	600,505																							
EXTRA FEATURES			1426 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	0877	JACUZZI	0	100	0	0	1.00	UT	1,000.00	1,000.00	100	1999	1999	3	20	200												
2	1241	WD DECK G	0	100	62	4	248.00	UT	15.53	15.53	100	2000	2000	3	29	1,117												
3	0416	DUNEWALKS	0	100	58	4	232.00	SF	15.00	15.00	100	1999	1999	3	20	696												
4	0858	SCULP CONC	0	100	0	0	2,537.00	SF	13.00	13.00	100	1999	1999	3	94	31,002												
5	1242	WD DECK A	0	100	4	8	32.00	SF	11.50	11.50	100	1999	1999	3	20	74												
6	1242	WD DECK A	0	100	20	3	60.00	SF	10.00	10.00	100	2001	2001	3	20	120												
7	0855	CONC PAVER	0	100	0	0	152.00	SF	5.00	5.00	100	2000	2000	3	80	608												
9	0409	ELEVATOR R	0	100	0	0	1.00	UT	10,200.00	10,200.00	100	2001	2001	3	100	10,200												
LAND DESCRIPTION			TOTAL OB/XF													44,017												
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		R-1A	100.00	85.00	100.00	FF		1.00	1.00	1.00	14,000.00	14,000.00	1,400,000											
REVIEW DATE 12/20/2017 BY DJX Total Acres: 0.00 Total Land Value: 1,400,000 Market: 0 Agricultural: 0 Common: 1,400,000 PRINTED 08/02/2023 BY SYS																												