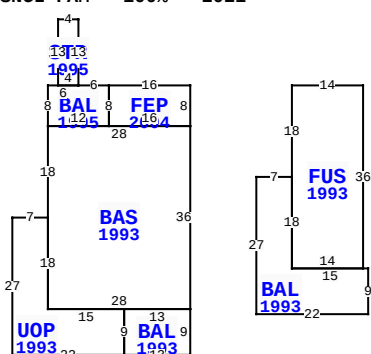


KING GENE K JR & SUE M/KING GENE K
1719 N FLETCHER AVE
FERNANDINA BEACH, FL 32034

00-00-31-1401-007A-0141

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															
Exterior Wall		10	ABOVE AVG 60		0900	01	2,289	115.4440	137.09	313,799	1981	1995		0	0	13.20	86.80	VALUATION BY STANDARD																
Exterior Wall		16	WD FR STUC 40		1 SNGL FAM - 100% - 2021										Heated Area: 1512										HX Base Yr 2021									
Roof Structur		03	GABLE/HIP 100												BUILDING MARKET VALUE										272,378									
Roof Cover		03	COMP SHNGL 100												TOTAL MARKET OB/XF VALUE										23,450									
Interior Wall		05	DRYWALL 100												TOTAL LAND VALUE - MARKET										450,000									
Interior Floo		11	CLAY TILE 60												SOH/AGL Deduction										242,469									
Interior Floo		14	CARPET 40												ASSESSED VALUE										503,359									
Air Condition		03	CENTRAL 100		TOTAL EXEMPTION VALUE										HX HB 50,000																			
Heating Type		04	AIR DUCTED 100		BASE TAXABLE VALUE										453,359																			
Bedrooms			3 100		TOTAL JUST VALUE										745,828																			
Bathrooms			2 100		NCON VALUE										0																			
Frame		07	SPECIAL 100		INCOME VALUE																													
Stories		3.	3. 100		PREVIOUS YEAR MKT VALUE										589,126																			
Units			0 100																															
BUD8 Adjustme		02	DIST FB 100																															
Occupancy		00	NONE 100																															
Quality		03	Quality Level 03																															
DOR CODE		0100	SINGLE FAMILY																															
MAP NUM			MKT AREA		01																													
NEIGHBORHOOD/LOC		1056.00																																
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																														
BAL	117	15	18	2,142																														
BAL	324	15	49	5,830																														
BAL	96	15	14	1,666																														
BAS	1,008	100	1,008	119,946																														
FEP	128	80	102	12,137																														
FUS	504	100	504	59,973																														
STR	52	10	5	595																														
UGR	1,008	45	454	54,023																														
UOP	324	20	65	7,735																														
UOP	350	20	70	8,329																														
TOTALS	3,911		2,289	272,378																														
EXTRA FEATURES					1719 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	0810	CONCRETE A	0 100	0	0	1,985.00	SF	6.50	6.50	100	1983	1983	3	44	5,677																			
2	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1981	1981	3	51.5	1,803																			
3	0810	CONCRETE A	0 100	8	21	168.00	SF	6.50	6.50	100	1984	1984	3	47	513																			
4	0861	POOL GUNIT	0 100	0	0	505.00	SF	85.00	85.00	100	1995	1995	3	20	8,585																			
5	0845	KOOL DECK	0 100	0	0	1,175.00	SF	7.25	7.25	100	1995	1995	3	72	6,134																			
6	0350	CARPORT WD	0 100	0	0	120.00	SF	9.36	9.36	100	1995	1995	3	20	225																			
7	0820	WOOD WALK	0 100	13	8	104.00	SF	11.75	11.75	100	1995	1995	3	40	489																			
8	1242	WD DECK A	0 100	3	4	12.00	SF	10.00	10.00	100	1990	1990	3	20	24																			
LAND DESCRIPTION																	TOTAL OB/XF 23,450																	
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										
1	000100	C	SFR	100	0006	R-1	50.00	150.00	50.00	FF		1.00	1.00	1.00	9,000.00	9,000.00	450,000																	