



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																																																	
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1																																																	
ELEMENT	CD									TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND																																															
Exterior Wall	05	AVERAGE 100								0500	01	3,267	109.3512	155.83	509,097	1997	1997		0	0	0	12.25	87.75	VALUATION BY																																													
Roof Structur	08	IRREGULAR 100								1 SFR CUST - 100% - 1998										Heated Area: 2921										HX Base Yr 1998										Tax Group: 2										Tax Dist:										STANDARD									
Roof Cover	03	COMP SHNGL 100																		BUILDING MARKET VALUE										446,733																																							
Interior Wall	05	DRYWALL 100																		TOTAL MARKET OB/XF VALUE										23,727																																							
Interior Floo	14	CARPET 60																		TOTAL LAND VALUE - MARKET										800,000																																							
Interior Floo	15	HARDTILE 40																		TOTAL MARKET VALUE										1,270,460																																							
Air Condition	03	CENTRAL 100																		SOH/AGL Deduction										778,439																																							
Heating Type	04	AIR DUCTED 100																		ASSESSED VALUE										492,021																																							
Bedrooms		4 100																		TOTAL EXEMPTION VALUE										HX HB 50,000																																							
Bathrooms		3.5 100																		BASE TAXABLE VALUE										442,021																																							
Frame	02	WOOD FRAME 100																		TOTAL JUST VALUE										1,270,460																																							
Stories	3.	3. 100																		NCON VALUE										0																																							
Units		0 100																		INCOME VALUE																																																	
Occupancy	00	NONE 100																		PREVIOUS YEAR MKT VALUE										1,148,396																																							
Quality		04	Quality Level 04																																																																		
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	701	100	701	95,855																																																																	
FGR	440	55	242	33,091																																																																	
FOP	99	30	30	4,102																																																																	
FOP	248	30	74	10,118																																																																	
FUS	1,110	100	1,110	151,782																																																																	
FUS	1,110	100	1,110	151,782																																																																	
TOTALS		3,708		3,267	446,733																																																																
EXTRA FEATURES					1742 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	1,144.00	SF	6.50	6.50	100	1997	1997	3	75	5,577																																																					
2	0810	CONCRETE A	0	100	0	0	122.00	SF	6.50	6.50	100	1997	1997	3	75	595																																																					
3	1241	WD DECK G	0	100	8	31	248.00	UT	15.53	15.53	100	1997	1997	3	26	1,001																																																					
4	1241	WD DECK G	0	100	8	13	104.00	UT	11.50	11.50	100	1997	1997	3	26	311																																																					
5	1241	WD DECK G	0	100	8	13	104.00	UT	11.50	11.50	100	1997	1997	3	26	311																																																					
6	1241	WD DECK G	0	100	0	0	467.00	UT	15.53	15.53	100	1997	1997	3	26	1,885																																																					
7	0416	DUNEWALKS	0	100	0	0	404.00	SF	15.00	15.00	100	1997	1997	3	20	1,212																																																					
8	0410	ELEVATOR	0	100	0	0	1.00	UT	10,000.00	10,000.00	100	1997	1997	3	100	10,000																																																					
9	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1997	1997	3	81	2,835																																																					
LAND DESCRIPTION					TOTAL OB/XF										23,727																																																						
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	000120	C	SFR OCN FT	100	0006	R-1	50.00	198.00	50.00	FF		1.00	1.00	1.00	16,000.00	16,000.00	800,000																																																				