

LOT 10  
IN OR 2079/981  
MIRAMAR BEACH PB 2/61

BYRON BRYN M  
1438 S FLETCHER AVE  
FERNANDINA BEACH, FL 32034

2023

00-00-31-1460-0010-0000



| 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 50     | 0500                              | 01                   | 1,969                                 | 120.4420    | 171.63         | 337,939        | 1960           | 1995      | 0        | 0           | 0      | 13.50   | 86.50           | VALUATION BY STANDARD |                        |                                     |      |         |        |     |    |        |  |  |  |  |                 |  |  |  |  |  |  |  |  |  |  |  |  |
| Exterior Wall                                                                                                                                    | 23               | REINF CONC 50    | 1 SFR CUST - 100% - 2018          |                      |                                       |             |                |                |                |           |          |             |        |         |                 | Heated Area: 1546     |                        |                                     |      |         |        |     |    |        |  |  |  |  | HX Base Yr 2018 |  |  |  |  |  |  |  |  |  |  |  |  |
| Roof Structur                                                                                                                                    | 03               | GABLE/HIP 100    |                                   |                      |                                       |             |                |                |                |           |          |             |        |         |                 |                       |                        | VALUATION SUMMARY                   |      |         |        |     |    |        |  |  |  |  |                 |  |  |  |  |  |  |  |  |  |  |  |  |
| Roof Cover                                                                                                                                       | 12               | MODULAR MT 100   |                                   |                      |                                       |             |                |                |                |           |          |             |        |         |                 |                       |                        | Tax Group: 2 Tax Dist:              |      |         |        |     |    |        |  |  |  |  |                 |  |  |  |  |  |  |  |  |  |  |  |  |
| Interior Wall                                                                                                                                    | 03               | PLASTER 50       |                                   |                      |                                       |             |                |                |                |           |          |             |        |         |                 |                       |                        | BUILDING MARKET VALUE 292,317       |      |         |        |     |    |        |  |  |  |  |                 |  |  |  |  |  |  |  |  |  |  |  |  |
| Interior Wall                                                                                                                                    | 04               | PLYWOOD 50       |                                   |                      |                                       |             |                |                |                |           |          |             |        |         |                 |                       |                        | TOTAL MARKET OB/XF VALUE 26,614     |      |         |        |     |    |        |  |  |  |  |                 |  |  |  |  |  |  |  |  |  |  |  |  |
| Interior Floo                                                                                                                                    | 12               | HARDWOOD 70      |                                   |                      |                                       |             |                |                |                |           |          |             |        |         |                 |                       |                        | TOTAL LAND VALUE - MARKET 1,125,000 |      |         |        |     |    |        |  |  |  |  |                 |  |  |  |  |  |  |  |  |  |  |  |  |
| Interior Floo                                                                                                                                    | 15               | HARDTILE 30      |                                   |                      |                                       |             |                |                |                |           |          |             |        |         |                 |                       |                        | TOTAL MARKET VALUE 1,443,931        |      |         |        |     |    |        |  |  |  |  |                 |  |  |  |  |  |  |  |  |  |  |  |  |
| Air Condition                                                                                                                                    | 03               | CENTRAL 100      |                                   |                      |                                       |             |                |                |                |           |          |             |        |         |                 |                       |                        | SOH/AGL Deduction 355,987           |      |         |        |     |    |        |  |  |  |  |                 |  |  |  |  |  |  |  |  |  |  |  |  |
| Heating Type                                                                                                                                     | 04               | AIR DUCTED 100   |                                   |                      |                                       |             |                |                |                |           |          |             |        |         |                 |                       |                        | ASSESSED VALUE 1,087,944            |      |         |        |     |    |        |  |  |  |  |                 |  |  |  |  |  |  |  |  |  |  |  |  |
| Bedrooms                                                                                                                                         | 3                | 100              |                                   |                      |                                       |             |                |                |                |           |          |             |        |         |                 |                       |                        | TOTAL EXEMPTION VALUE HX HB 50,000  |      |         |        |     |    |        |  |  |  |  |                 |  |  |  |  |  |  |  |  |  |  |  |  |
| Bathrooms                                                                                                                                        | 2                | 100              |                                   |                      |                                       |             |                |                |                |           |          |             |        |         |                 |                       |                        | BASE TAXABLE VALUE 1,037,944        |      |         |        |     |    |        |  |  |  |  |                 |  |  |  |  |  |  |  |  |  |  |  |  |
| Frame                                                                                                                                            | 04               | REIN CONC 100    | TOTAL JUST VALUE 1,443,931        |                      |                                       |             |                |                |                |           |          |             |        |         |                 |                       |                        |                                     |      |         |        |     |    |        |  |  |  |  |                 |  |  |  |  |  |  |  |  |  |  |  |  |
| Stories                                                                                                                                          | 1.               | 1. 100           | NCON VALUE 0                      |                      |                                       |             |                |                |                |           |          |             |        |         |                 |                       |                        |                                     |      |         |        |     |    |        |  |  |  |  |                 |  |  |  |  |  |  |  |  |  |  |  |  |
| Units                                                                                                                                            | 0                | 100              | INCOME VALUE                      |                      |                                       |             |                |                |                |           |          |             |        |         |                 |                       |                        |                                     |      |         |        |     |    |        |  |  |  |  |                 |  |  |  |  |  |  |  |  |  |  |  |  |
| BUD8 Adjustme                                                                                                                                    | 02               | DIST FB 100      | PREVIOUS YEAR MKT VALUE 1,443,562 |                      |                                       |             |                |                |                |           |          |             |        |         |                 |                       |                        |                                     |      |         |        |     |    |        |  |  |  |  |                 |  |  |  |  |  |  |  |  |  |  |  |  |
| Occupancy                                                                                                                                        | 00               | NONE 100         |                                   |                      |                                       |             |                |                |                |           |          |             |        |         |                 |                       |                        |                                     |      |         |        |     |    |        |  |  |  |  |                 |  |  |  |  |  |  |  |  |  |  |  |  |
| Quality                                                                                                                                          | 03               | Quality Level 03 |                                   |                      |                                       |             |                |                |                |           |          |             |        |         |                 |                       |                        |                                     |      |         |        |     |    |        |  |  |  |  |                 |  |  |  |  |  |  |  |  |  |  |  |  |
| DOR CODE                                                                                                                                         | 0100             | SINGLE FAMILY    |                                   |                      |                                       |             |                |                |                |           |          |             |        |         |                 |                       |                        |                                     |      |         |        |     |    |        |  |  |  |  |                 |  |  |  |  |  |  |  |  |  |  |  |  |
| MAP NUM                                                                                                                                          | MKT AREA         |                  | 01                                |                      |                                       |             |                |                |                |           |          |             |        |         |                 |                       |                        |                                     |      |         |        |     |    |        |  |  |  |  |                 |  |  |  |  |  |  |  |  |  |  |  |  |
| NEIGHBORHOOD/LOC                                                                                                                                 | 1051.00          |                  |                                   |                      |                                       |             |                |                |                |           |          |             |        |         |                 |                       |                        |                                     |      |         |        |     |    |        |  |  |  |  |                 |  |  |  |  |  |  |  |  |  |  |  |  |
| AREA TYPE                                                                                                                                        | TOTAL GROSS AREA | PCT OF BASE      | TOT ADJ AREA                      | SUBAREA MARKET VALUE |                                       |             |                |                |                |           |          |             |        |         |                 |                       |                        |                                     |      |         |        |     |    |        |  |  |  |  |                 |  |  |  |  |  |  |  |  |  |  |  |  |
| BAL                                                                                                                                              | 128              | 15               | 19                                | 2,821                |                                       |             |                |                |                |           |          |             |        |         |                 |                       |                        |                                     |      |         |        |     |    |        |  |  |  |  |                 |  |  |  |  |  |  |  |  |  |  |  |  |
| BAS                                                                                                                                              | 1,546            | 100              | 1,546                             | 229,519              |                                       |             |                |                |                |           |          |             |        |         |                 |                       |                        |                                     |      |         |        |     |    |        |  |  |  |  |                 |  |  |  |  |  |  |  |  |  |  |  |  |
| DCX                                                                                                                                              | 20               | 15               | 3                                 | 445                  |                                       |             |                |                |                |           |          |             |        |         |                 |                       |                        |                                     |      |         |        |     |    |        |  |  |  |  |                 |  |  |  |  |  |  |  |  |  |  |  |  |
| DCX                                                                                                                                              | 274              | 15               | 41                                | 6,087                |                                       |             |                |                |                |           |          |             |        |         |                 |                       |                        |                                     |      |         |        |     |    |        |  |  |  |  |                 |  |  |  |  |  |  |  |  |  |  |  |  |
| FGR                                                                                                                                              | 273              | 55               | 150                               | 22,269               |                                       |             |                |                |                |           |          |             |        |         |                 |                       |                        |                                     |      |         |        |     |    |        |  |  |  |  |                 |  |  |  |  |  |  |  |  |  |  |  |  |
| FOP                                                                                                                                              | 253              | 30               | 76                                | 11,283               |                                       |             |                |                |                |           |          |             |        |         |                 |                       |                        |                                     |      |         |        |     |    |        |  |  |  |  |                 |  |  |  |  |  |  |  |  |  |  |  |  |
| FOP                                                                                                                                              | 448              | 30               | 134                               | 19,893               |                                       |             |                |                |                |           |          |             |        |         |                 |                       |                        |                                     |      |         |        |     |    |        |  |  |  |  |                 |  |  |  |  |  |  |  |  |  |  |  |  |
| TOTALS                                                                                                                                           | 2,942            |                  | 1,969                             | 292,317              |                                       |             |                |                |                |           |          |             |        |         |                 |                       |                        |                                     |      |         |        |     |    |        |  |  |  |  |                 |  |  |  |  |  |  |  |  |  |  |  |  |
| EXTRA FEATURES                                                                                                                                   |                  |                  |                                   |                      | 1438 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                                                                                                                                                | 0858             | SCULP CONC       | 0                                 | 100                  | 0                                     | 0           |                |                | 1,221.00       | SF        | 13.00    |             |        |         | 13.00           | 100                   | 2005                   | 2005                                | 3    | 96      | 15,238 |     |    |        |  |  |  |  |                 |  |  |  |  |  |  |  |  |  |  |  |  |
| 2                                                                                                                                                | 0858             | SCULP CONC       | 0                                 | 100                  | 0                                     | 0           |                |                | 197.00         | SF        | 13.00    |             |        |         | 13.00           | 100                   | 2005                   | 2005                                | 3    | 96      | 2,459  |     |    |        |  |  |  |  |                 |  |  |  |  |  |  |  |  |  |  |  |  |
| 3                                                                                                                                                | 0858             | SCULP CONC       | 0                                 | 100                  | 82                                    | 3           |                |                | 246.00         | SF        | 13.00    |             |        |         | 13.00           | 100                   | 2005                   | 2005                                | 3    | 96      | 3,070  |     |    |        |  |  |  |  |                 |  |  |  |  |  |  |  |  |  |  |  |  |
| 5                                                                                                                                                | 0416             | DUNEWALKS        | 0                                 | 100                  | 0                                     | 0           |                |                | 322.00         | SF        | 15.00    |             |        |         | 15.00           | 100                   | 1995                   | 1995                                | 3    | 20      | 966    |     |    |        |  |  |  |  |                 |  |  |  |  |  |  |  |  |  |  |  |  |
| 6                                                                                                                                                | 1131             | REINFR 8         | 0                                 | 100                  | 0                                     | 0           |                |                | 423.00         | SF        | 9.45     |             |        |         | 9.45            | 100                   | 2005                   | 2005                                | 3    | 96      | 3,837  |     |    |        |  |  |  |  |                 |  |  |  |  |  |  |  |  |  |  |  |  |
| 7                                                                                                                                                | 0479             | VF PICKET        | 0                                 | 100                  | 0                                     | 0           |                |                | 73.00          | LF        | 10.00    |             |        |         | 10.00           | 100                   | 2005                   | 2005                                | 3    | 69      | 504    |     |    |        |  |  |  |  |                 |  |  |  |  |  |  |  |  |  |  |  |  |
| 8                                                                                                                                                | 0968             | STAIRS           | 0                                 | 100                  | 0                                     | 0           |                |                | 1.00           | SF        | 2,000.00 |             |        |         | 2,000.00        | 27                    | 2005                   | 2005                                | 3    | 27      | 540    |     |    |        |  |  |  |  |                 |  |  |  |  |  |  |  |  |  |  |  |  |
| TOTAL OB/XF                                                                                                                                      |                  |                  |                                   |                      | 26,614                                |             |                |                |                |           |          |             |        |         |                 |                       |                        |                                     |      |         |        |     |    |        |  |  |  |  |                 |  |  |  |  |  |  |  |  |  |  |  |  |
| LAND DESCRIPTION                                                                                                                                 |                  |                  |                                   |                      |                                       |             |                |                |                |           |          |             |        |         |                 |                       |                        |                                     |      |         |        |     |    |        |  |  |  |  |                 |  |  |  |  |  |  |  |  |  |  |  |  |
| 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                                  | R-1         | 75.00          | 150.00         | 75.00          | FF        |          | 1.00        | 1.00   | 1.00    | 15,000.00       | 15,000.00             | 1,125,000              |                                     |      |         |        |     |    |        |  |  |  |  |                 |  |  |  |  |  |  |  |  |  |  |  |  |
| REVIEW DATE 04/21/2017 BY DJ Total Acres: 0.00 Total Land Value: 1,125,000 Market: 0 Agricultural: 0 Common: 1,125,000 PRINTED 08/02/2023 BY SYS |                  |                  |                                   |                      |                                       |             |                |                |                |           |          |             |        |         |                 |                       |                        |                                     |      |         |        |     |    |        |  |  |  |  |                 |  |  |  |  |  |  |  |  |  |  |  |  |