



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		11	BD/BTN AVG 100		0900	01	1,920	105.8400	125.68	241,306	1978	1988	0	0	0	17.00	83.00	VALUATION BY					STANDARD														
Roof Structur		03	GABLE/HIP 100		1 SNGL FAM - 0% - 0													Heated Area: 1664					HX Base Yr					Tax Group: 2					Tax Dist:				
Roof Cover		03	COMP SHNGL 100																				BUILDING MARKET VALUE					200,284									
Interior Wall		05	DRYWALL 100																				TOTAL MARKET OB/XF VALUE					2,685									
Interior Floo		08	SHT VINYL 50																				TOTAL LAND VALUE - MARKET					1,125,000									
Interior Floo		14	CARPET 50																				TOTAL MARKET VALUE					1,327,969									
Air Condition		03	CENTRAL 100																				SOH/AGL Deduction					19,856									
Heating Type		04	AIR DUCTED 100																				ASSESSED VALUE					1,308,113									
Bedrooms			4 100																				TOTAL EXEMPTION VALUE					0									
Bathrooms			2 100																				BASE TAXABLE VALUE					1,308,113									
Frame		07	SPECIAL 100																				TOTAL JUST VALUE					1,327,969									
Stories		1.5	1.5 100																				NCON VALUE					0									
Units			0 100																				INCOME VALUE														
BUD8 Adjustme		02	DIST FB 100																				PREVIOUS YEAR MKT VALUE					1,339,978									
Occupancy		00	NONE 100																																		
Quality		03	Quality Level 03																																		
DOR CODE		0100	SINGLE FAMILY																																		
MAP NUM			MKT AREA																																		
NEIGHBORHOOD/LOC		1051.00																																			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																																	
BAL	96	15	14	1,461																																	
BAL	228	15	34	3,547																																	
BAS	576	100	576	60,085																																	
FOP	42	30	13	1,356																																	
FOP	216	30	65	6,780																																	
FOP	280	30	84	8,762																																	
FUS	1,088	100	1,088	113,494																																	
UOP	96	20	19	1,982																																	
UST	60	45	27	2,816																																	
TOTALS		2,682		1,920	200,284																																
EXTRA FEATURES					1482 S FLETCHER AVE, FERNANDINA BEACH										BLD DATE					LGL DATE																	
															XF DATE					LAND DATE																	
															INC DATE					AG DATE																	
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	0	53	20			1,060.00	SF	6.50				2,067																						
2	0820	WOOD WALK	0	0	13	7			91.00	SF	11.75				428																						
3	0415	BEACHWALK	0	0	50	3			150.00	SF	5.75				190																						
LAND DESCRIPTION										TOTAL OB/XF										2,685																	
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	0	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																				