



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									
Exterior Wall 10 ABOVE AVG 70										0500 11 3,914 151.6455 216.09 845,776 1998 2010 0 0 5.65 94.35										VALUATION BY STANDARD									
Exterior Wall 23 REINF CONC 30										1 SFR CUST - 100% - 2021 Heated Area: 3064 HX Base Yr 2021										Tax Group: 2 Tax Dist:									
Roof Structure 03 GABLE/HIP 100																				BUILDING MARKET VALUE 797,990									
Roof Cover 03 COMP SHNGL 100																				TOTAL MARKET OB/XF VALUE 19,036									
Interior Wall 05 DRYWALL 100																				TOTAL LAND VALUE - MARKET 1,125,000									
Interior Floor 12 HARDWOOD 70																				TOTAL MARKET VALUE 1,942,026									
Interior Floor 15 HARDTILE 30																				SOH/AGL Deduction 269,326									
Air Condition 03 CENTRAL 100																				ASSESSED VALUE 1,672,700									
Heating Type 04 AIR DUCTED 100																				TOTAL EXEMPTION VALUE HX HB 50,000									
Bedrooms 4 100																				BASE TAXABLE VALUE 1,622,700									
Bathrooms 4 100																				TOTAL JUST VALUE 1,942,026									
Frame 02 WOOD FRAME 100																				NCON VALUE 0									
Stories 3. 3. 100																				INCOME VALUE									
Units 0 100																				PREVIOUS YEAR MKT VALUE 1,962,173									
Quality 06 Quality Level 06																													
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																													
BAS 118 100 118 24,058																													
FGR 1,400 55 770 156,988																													
FOP 266 30 80 16,310																													
FUS 1,414 100 1,414 288,287																													
FUS 1,532 100 1,532 312,346																													
TOTALS 4,730 3,914 797,990																													
EXTRA FEATURES										1902 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 0500 FP-PRE FAB 0 100 0 0 2.00 UT 3,500.00 3,500.00 100 1998 1998 3 83 5,810																													
2 1241 WD DECK G 0 100 4 16 64.00 UT 15.53 15.53 100 1998 1998 3 27 268																													
3 1241 WD DECK G 0 100 0 0 433.00 UT 15.53 15.53 100 1998 1998 3 27 1,815																													
4 1241 WD DECK G 0 100 8 7 56.00 UT 11.50 11.50 100 1998 1998 3 27 174																													
5 0810 CONCRETE A 0 100 0 0 1,700.00 SF 6.50 6.50 100 1998 1998 3 77 8,509																													
6 0416 DUNEWALKS 0 100 171 4 684.00 SF 15.00 15.00 100 1999 1999 3 20 2,052																													
7 1242 WD DECK A 0 100 28 3 84.00 SF 10.00 10.00 100 1999 1999 3 20 168																													
8 1242 WD DECK A 0 100 20 6 120.00 SF 10.00 10.00 100 1999 1999 3 20 240																													
LAND DESCRIPTION										TOTAL OB/XF 19,036																			
L N USE CODE CLS LAND USE DESCRIPTION CAP R D LOC ZONE FRONT DEPTH TOT LND UTS UNIT TYPE D T DPTH 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-3 75.00 200.00 75.00 FF 1.00 1.00 1.00 15,000.00 15,000.00 1,125,000																													