

LOT 84 (EX PT IN OR 2582/1387)
& PT SEC 20-3N-29E
IN OR 1708/789

HUGHES SCOTT & FRANCES
122 SUN DROP CT
SUNSET, SC 29685

2023

00-00-31-1460-0084-0000



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 2 2													
Exterior Wall	12	CEDAR 80	0900	01	3,321	115.7268	137.43	456,405	1968	2000	0	0	12.10	87.90	VALUATION BY STANDARD													
Exterior Wall	20	FACE BRICK 20	1 SNGL FAM - 0% - 0												Heated Area: 3026 HX Base Yr													
Roof Structure	08	IRREGULAR 100															VALUATION SUMMARY											
Roof Cover	12	MODULAR MT 100															Tax Group: 2 Tax Dist:											
Interior Wall	05	DRYWALL 100															BUILDING MARKET VALUE 401,180											
Interior Floo	12	HARDWOOD 70															TOTAL MARKET OB/XF VALUE 86,951											
Interior Floo	15	HARDTILE 30															TOTAL LAND VALUE - MARKET 426,000											
Air Condition	03	CENTRAL 100															TOTAL MARKET VALUE 914,131											
Heating Type	04	AIR DUCTED 100															SOH/AGL Deduction 64,281											
Bedrooms	5	100															ASSESSED VALUE 849,850											
Bathrooms	3	100															TOTAL EXEMPTION VALUE 0											
Frame Stories	02	WOOD FRAME 100															BASE TAXABLE VALUE 849,850											
Units	1.5	1.5 100	TOTAL JUST VALUE 914,131																									
BUD8 Adjustme	02	DIST FB 100	NCON VALUE 0																									
Occupancy	00	NONE 100	INCOME VALUE																									
Quality	04	Quality Level 04	PREVIOUS YEAR MKT VALUE 855,570																									
DOR CODE	0100	SINGLE FAMILY																										
MAP NUM	MKT AREA																01											
NEIGHBORHOOD/LOC																	1057.00											
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																								
BAL	384	15	58	7,007																								
BAS	1,400	100	1,400	169,121																								
BAS	730	100	730	88,185																								
BAS	192	100	192	23,194																								
FOP	84	30	25	3,020																								
FOP	392	30	118	14,255																								
FST	72	55	40	4,832																								
FUS	704	100	704	85,044																								
UOP	272	20	54	6,523																								
TOTALS	4,230		3,321	401,180																								
EXTRA FEATURES					1413 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	0810	CONCRETE A	0	0	145	9	1,305.00	SF	6.50	6.50	100	1989	1989	3	59.5	5,047												
2	0810	CONCRETE A	0	0	104	17	1,768.00	SF	6.50	6.50	100	1996	1996	3	73	8,389												
3	1076	TRELLIS A	0	0	14	34	476.00	SF	7.50	7.50	100	2001	2001	3	29	1,035												
4	0825	BRICK	0	0	18	7	126.00	SF	12.50	12.50	100	2001	2001	3	95	1,496												
5	0858	SCULP CONC	0	0	0	0	200.00	SF	13.00	13.00	100	2001	2001	3	95	2,470												
6	0810	CONCRETE A	0	0	10	9	90.00	SF	6.50	6.50	100	1998	1998	3	77	450												
7	0962	SKYLIGHT	0	0	0	0	2.00	UT	250.00	250.00	100	2001	2001	3	82	410												
8	0861	POOL GUNIT	0	0	0	0	362.00	SF	170.00	170.00	100	2005	2005	3	44	27,078												
9	0845	KOOL DECK	0	0	0	0	885.00	SF	14.50	14.50	100	2005	2005	3	87	11,164												
10	0810	CONCRETE A	0	0	34	9	306.00	SF	6.50	6.50	100	2005	2005	3	87	1,730												
LAND DESCRIPTION					TOTAL OB/XF 59,269																							
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	000100	C	SFR	0	0006	R-1	71.00	250.00	71.00	FF		1.00	1.00	1.00	6,000.00	6,000.00	426,000											
REVIEW DATE 11/08/2021 BY RK Total Acres: 0.00 Total Land Value: 426,000 Market: 0 Agricultural: 0 Common: 426,000 PRINTED 08/02/2023 BY SYS																												

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