

LOT 92
IN OR 1978/1985
MIRAMAR BEACH PB 2/61

RIORDAN DAVID M & ELIZABETH D
1295 S FLETCHER AVE
FERNANDINA BEACH, FL 32034

2023

00-00-31-1460-0092-0000



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	10	ABOVE AVG 60	0900	11	1,858	155.9376	185.18	344,064	1947	2000	0	0	0	12.90	87.10	VALUATION SUMMARY										
Exterior Wall	20	FACE BRICK 40	1 SNGL FAM - 100% - 2023													Heated Area: 1818										
Roof Structure	03	GABLE/HIP 100														HX Base Yr 2023										
Roof Cover	03	COMP SHNGL 100																								
Interior Wall	03	PLASTER 100																								
Interior Floor	12	HARDWOOD 100																								
Air Condition	03	CENTRAL 100																								
Heating Type	04	AIR DUCTED 100																								
Bedrooms		4 100																								
Bathrooms		2 100																								
Frame	02	WOOD FRAME 100																								
Stories	1.	1. 100																								
Units		0 100																								
BUD8 Adjustme	02	DIST FB 100																								
Quality			05	Quality Level 05																						
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																						
BAS	1,818	100	1,818	293,228																						
UOP	200	20	40	6,451																						
TOTALS			2,018	1,858	299,680																					
EXTRA FEATURES			1295 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	0 100	78 12	936.00	SF	6.50	6.50	100	1960	1960	3	20	1,217												
2	0500	FP-PRE FAB	0 100	0 0	1.00	UT	3,500.00	3,500.00	100	1960	1960	3	23	805												
4	0810	CONCRETE A	0 100	21 12	252.00	SF	6.50	6.50	100	1960	1960	3	20	328												
5	0810	CONCRETE A	0 100	22 23	506.00	SF	6.50	6.50	100	1960	1960	3	20	658												
7	1134	LANDSCP BL	0 100	0 0	211.00	SF	3.00	3.00	100	2018	2018	3	99	627												
9	0855	CONC PAVER	0 100	0 0	775.00	SF	10.00	10.00	100	2021	2021	3	100	7,750												
LAND DESCRIPTION			TOTAL OB/XF 11,385																							
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	100	0006	R-1	75.00	125.00	75.00	FF		1.00	1.00	0.85	6,000.00	5,100.00	382,500									
REVIEW DATE 02/21/2023 BY DJ Total Acres: 0.00 Total Land Value: 382,500 Market: 0 Agricultural: 0 Common: 382,500 PRINTED 08/02/2023 BY SYS																										