

BLK 1 LOT 3
IN OR 1798/1131
OCEAN CITY NORTH PORTION R/P

SHROADS DAVID L & J LYNNE
267 S FLETCHER AV
FERNANDINA BEACH, FL 32034

2023

00-00-31-1520-0001-0030



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										
Exterior Wall	10	ABOVE AVG 100	0900	01	1,917	122.5000	145.47	278,866	1940	1980	0	0	0	17.50	82.50	VALUATION SUMMARY									
Roof Structur	03	GABLE/HIP 100	1 SNGL FAM - 100% - 2014													Heated Area: 1808									
Roof Cover	12	MODULAR MT 100														HX Base Yr 2014									
Interior Wall	06	CUST PANEL 100																							
Interior Floop	12	HARDWOOD 100																							
Air Condition	03	CENTRAL 100																							
Heating Type	04	AIR DUCTED 100																							
Bedrooms	2	100																							
Bathrooms	2	100																							
Frame	02	WOOD FRAME 100																							
Stories	1.	1. 100																							
Units	0	100																							
BUD8 Adjustme	02	DIST FB 100																							
Occupancy	00	NONE 100																							
Quality			03	Quality Level 03																					
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	1,072	100	1,072	128,654																					
BAS	12	100	12	1,440																					
BAS	20	100	20	2,400																					
BAS	704	100	704	84,489																					
DCK	28	10	3	360																					
FSP	264	40	106	12,722																					
TOTALS			2,100	1,917	230,064																				
EXTRA FEATURES			267 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								
2	0810	CONCRETE A	0	100	0	0	1,952.00	SF	6.50	6.50	100	2000	2000	3	80	10,150									
6	1242	WD DECK A	0	100	0	0	255.00	SF	10.00	10.00	100	2013	2013	3	65	1,658									
TOTAL OB/XF 11,808																									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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-3	75.00	133.00	75.00	FF		1.00	1.00	0.87	6,000.00	5,202.00	390,150								
REVIEW DATE 12/06/2021 BY DJ Total Acres: 0.00 Total Land Value: 390,150 Market: 0 Agricultural: 0 Common: 390,150 PRINTED 08/02/2023 BY SYS																									

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