

BLOCK 5 LOT 1
ESMT IN OR 771/1630
IN OR 1819/1298

GIBBS PAUL A & ELIZABETH
603 S FLETCHER AVE
FERNANDINA BEACH, FL 32034

2023

00-00-31-1520-0005-0010



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	4,265	112.8204	133.97	571,382	1950	2000	0	0	10.50	89.50	VALUATION BY STANDARD													
Roof Structur	03	GABLE/HIP 100	1 SNGL FAM - 100% - 2016													Heated Area: 4112												
Roof Cover	03	COMP SHNGL 100														HX Base Yr 2016												
Interior Wall	06	CUST PANEL 60																										
Interior Wall	05	DRYWALL 40																										
Interior Floo	11	CLAY TILE 50																										
Interior Floo	14	CARPET 50																										
Air Condition	03	CENTRAL 100																										
Heating Type	04	AIR DUCTED 100																										
Bedrooms	6	100																										
Bathrooms	5	100																										
Frame	03	MASONRY 100																										
Stories	1.5	1.5 100																										
Units	0	100																										
BUD8 Adjustme	02	DIST FB 100																										
Occupancy	00	NONE 100																										
Quality	04	Quality Level 04																										
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	50	15	8	959																								
BAS	2,351	100	2,351	281,892																								
FOP	192	30	58	6,954																								
FUS	825	100	825	98,920																								
FUS	936	100	936	112,229																								
STP	20	10	2	240																								
STR	44	10	4	480																								
UOP	168	20	34	4,077																								
UOP	234	20	47	5,636																								
TOTALS	4,820		4,265	511,387																								
EXTRA FEATURES					603 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	1.00	UT	3,500.00	3,500.00	100	1980	1980	3	49	1,715												
2	0810	CONCRETE A	0	100	20	4	80.00	SF	6.50	6.50	100	1970	1970	3	22	114												
3	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1980	1980	3	49	980												
4	0810	CONCRETE A	0	100	28	27	756.00	SF	6.50	6.50	100	1996	1996	3	73	3,587												
5	0861	POOL GUNIT	0	100	0	0	324.00	SF	85.00	85.00	100	2014	2014	3	78	21,481												
6	0855	CONC PAVER	0	100	0	0	908.00	SF	7.00	7.00	100	2014	2014	3	95	6,038												
7	0855	CONC PAVER	0	100	0	0	495.00	SF	7.00	7.00	100	2014	2014	3	95	3,292												
8	0855	CONC PAVER	0	100	0	0	656.00	SF	7.00	7.00	100	2014	2014	3	95	4,362												
9	0476	VF 6 SBPL	0	100	0	0	120.00	LF	32.00	32.00	100	2014	2014	3	89	3,418												
10	0475	VF 4 SBPL	0	100	0	0	36.00	LF	14.00	14.00	100	2014	2014	3	89	449												
LAND DESCRIPTION					TOTAL OB/XF 45,436																							
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	102.00	75.00	FF		1.00	1.00	0.85	6,000.00	5,100.00	382,500											
REVIEW DATE 09/14/2018 BY DJ Total Acres: 0.00 Total Land Value: 382,500 Market: 0 Agricultural: 0 Common: 382,500 PRINTED 08/02/2023 BY SYS																												

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