

LOT 4
PT OR 1925/195
OCEANS EIGHT PB 5/41

HANSON WILLIAM H & ANGELA Y
1427 N FLETCHER AVE
FERNANDINA BEACH, FL 32034

2023

00-00-31-155E-0004-0000



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	16	WD FR STUC 100	0500	01	2,557	118.5408	168.92	431,928	1987	2007	0	0	0	7.50	92.50	VALUATION BY STANDARD														
Roof Structure	03	GABLE/HIP 100	1 SFR CUST - 100% - 2020														Heated Area: 1832													
Roof Cover	03	COMP SHNGL 100															HX Base Yr 2020													
Interior Wall	05	DRYWALL 100																												
Interior Floor	12	HARDWOOD 80																												
Interior Floor	11	CLAY TILE 20																												
Air Condition	03	CENTRAL 100																												
Heating Type	04	AIR DUCTED 100																												
Bedrooms		3 100																												
Bathrooms		3 100																												
Frame	02	WOOD FRAME 100																												
Stories	2.	2. 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			1056.00																											
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																										
BAL	72	15	11	1,719																										
BAL	72	15	11	1,719																										
BAL	104	15	16	2,500																										
BAS	1,256	100	1,256	196,252																										
BAS	144	100	144	22,500																										
FCP	1,056	25	264	41,250																										
FOP	40	30	12	1,875																										
FOP	160	30	48	7,500																										
FOP	72	30	22	3,437																										
FOP	72	30	22	3,437																										
TOTALS			4,600	2,557	399,533																									
EXTRA FEATURES			1427 N 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	0	0	1,708.00	SF	6.50	6.50	100	1987	1987	3	54.5	6,051														
2	0861	POOL GUNIT	0	100	0	0	416.00	SF	85.00	85.00	100	2021	2021	3	98	34,653														
3	0855	CONC PAVER	0	100	0	0	808.00	SF	10.00	10.00	100	2021	2021	3	100	8,080														
4	0855	CONC PAVER	0	100	0	0	72.00	SF	10.00	10.00	100	2021	2021	3	100	720														
5	0462	ST/AL FNC	0	100	0	0	1,320.00	SF	10.00	10.00	100	2021	2021	3	98	12,936														
TOTAL OB/XF 62,440																														
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			50.00	222.00	50.00	FF		1.00	1.00	1.00	9,000.00	9,000.00	450,000													
REVIEW DATE 01/09/2022 BY DJ Total Acres: 0.00 Total Land Value: 450,000 Market: 0 Agricultural: 0 Common: 450,000 PRINTED 08/02/2023 BY SYS																														