

BLOCK 5 SOUTH 4.8' OF LOT 2 &
NORTH 19.5' OF LOT 3
IN OR 995/1878

MARTUCCI LINDA
3047-B S FLETCHER AV
FERNANDINA BEACH, FL 32034

2023

00-00-31-1720-0005-0020



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 50	0320	01	2,263	142.6194	135.49	306,614	2000	2000	0	0	10.75	89.25	VALUATION BY STANDARD																							
Exterior Wall	23	REINF CONC 50	1 TOWNHOUSE - 100% - 2002												Heated Area: 2065												HX Base Yr 2002											
Roof Structure	03	GABLE/HIP 100													VALUATION SUMMARY																							
Roof Cover	11	SLATE 100													VALUATION BY												STANDARD											
Interior Wall	05	DRYWALL 100													Tax Group: 2												Tax Dist:											
Interior Floo	11	CLAY TILE 60													BUILDING MARKET VALUE												273,653											
Interior Floo	14	CARPET 40													TOTAL MARKET OB/XF VALUE												5,307											
Air Condition	03	CENTRAL 100													TOTAL LAND VALUE - MARKET												160,080											
Heating Type	04	AIR DUCTED 100													TOTAL MARKET VALUE												439,040											
Bedrooms	3	100													SOH/AGL Deduction												181,451											
Bathrooms	3.5	100													ASSESSED VALUE												257,589											
Frame	02	WOOD FRAME 100													TOTAL EXEMPTION VALUE												HX HB WX 55,000											
Stories	2.	2. 100	BASE TAXABLE VALUE												202,589																							
Units	0	100	TOTAL JUST VALUE												439,040																							
BUD8 Adjustme	02	DIST FB 100	NCON VALUE												0																							
Occupancy	00	NONE 100	INCOME VALUE																																			
Quality	05	Quality Level 05	PREVIOUS YEAR MKT VALUE												459,205																							
DOR CODE	0100	SINGLE FAMILY																																				
MAP NUM		MKT AREA	01																																			
NEIGHBORHOOD/LOC	1059.00																																					
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																																		
BAS	806	100	806	97,465																																		
FGR	273	55	150	18,139																																		
FOP	21	30	6	726																																		
FOP	49	30	15	1,814																																		
FUS	1,259	100	1,259	152,244																																		
UOP	62	20	12	1,451																																		
UOP	73	20	15	1,814																																		
TOTALS	2,543		2,263	273,653																																		
EXTRA FEATURES					3047 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	0811	CONCRETE B	0	100	0	0	857.00	SF	5.20	5.20	100	2000	2000	3	80	3,565																						
2	0810	CONCRETE A	0	100	0	0	135.00	SF	6.50	6.50	100	2000	2000	3	80	702																						
3	1126	CB/STC 8"	0	100	0	0	136.00	SF	8.00	8.00	100	2000	2000	3	80	870																						
4	0445	BOX FNC 5'	0	100	0	0	21.00	LF	8.10	8.10	100	2000	2000	3	20	34																						
5	0446	BOX FNC 6'	0	100	0	0	17.00	LF	20.00	20.00	100	2000	2000	3	20	68																						
6	0446	BOX FNC 6'	0	100	0	0	17.00	LF	20.00	20.00	100	2000	2000	3	20	68																						
TOTAL OB/XF																		5,307																				
LAND DESCRIPTION																																						
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	000800	C	MULTI-FAM	100			24.00	100.00	24.00	FF	1	1.00	1.00	1.15	5,800.00	6,670.00	160,080																					
REVIEW DATE 01/14/2021 BY KBA Total Acres: 0.00 Total Land Value: 160,080 Market: 0 Agricultural: 0 Common: 160,080 PRINTED 08/02/2023 BY SYS																																						