

PT OF LOT 8
IN OR 484 PG 590
STRATHMORE PLACE PB 3/10

WEBSTER DEBORAH A
PO BOX 15504
FERNANDINA BEACH, FL 32035

2023

00-00-31-1740-0008-0020



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 60	0500	01	4,033	96.6064	137.66	555,183	2008	2008	0	0	6.70	93.30	VALUATION SUMMARY																								
Exterior Wall	16	WD FR STUC 40	1 SFR CUST - 100% - 2009												Heated Area: 2837												HX Base Yr 2009												
Roof Structure	08	IRREGULAR 100														VALUATION BY												STANDARD											
Roof Cover	11	SLATE 100														BUILDING MARKET VALUE												517,986											
Interior Wall	12	N/A 100														TOTAL MARKET OB/XF VALUE												33,597											
Interior Floor	12	HARDWOOD 90														TOTAL LAND VALUE - MARKET												750,000											
Interior Floor	15	HARDTILE 10														TOTAL MARKET VALUE												1,301,583											
Air Condition	03	CENTRAL 100														SOH/AGL Deduction												557,604											
Heating Type	04	AIR DUCTED 100														ASSESSED VALUE												743,979											
Bedrooms	04	3 100														TOTAL EXEMPTION VALUE												HX HB WX 55,000											
Bathrooms	04	4 100														BASE TAXABLE VALUE												688,979											
Frame	07	SPECIAL 100														TOTAL JUST VALUE												1,301,583											
Stories	2.5	2.5 100	NCON VALUE												0																								
Units	00	0 100	INCOME VALUE																																				
BUD8 Adjustme	02	DIST FB 100	PREVIOUS YEAR MKT VALUE												1,318,779																								
Occupancy	00	NONE 100																																					
Quality	05	Quality Level 05																																					
DOR CODE	0100	SINGLE FAMILY																																					
MAP NUM		MKT AREA	01																																				
NEIGHBORHOOD/LOC	1051.00																																						
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																																			
BAL	138	15	21	2,697																																			
BAL	288	15	43	5,522																																			
BAS	117	100	117	15,027																																			
DCX	128	15	19	2,441																																			
DCX	506	15	76	9,761																																			
FGR	1,003	55	552	70,897																																			
FOP	88	30	26	3,339																																			
FOP	96	30	29	3,725																																			
FOP	344	30	103	13,229																																			
FST	16	55	9	1,156																																			
TOTALS	6,384		4,033	517,986																																			
EXTRA FEATURES				274 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	0409	ELEVATOR R	0	100	0	0	1.00	UT	10,200.00	10,200.00	100	2008	2008	3	100	10,200																							
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2008	2008	3	93	3,255																							
4	0877	JACUZZI	0	100	0	0	1.00	UT	1,000.00	1,000.00	100	2008	2008	3	40	400																							
5	0416	DUNEWALKS	0	100	123	4	492.00	SF	18.00	18.00	100	2008	2008	3	40	3,542																							
6	0855	CONC PAVER	0	100	0	0	1,400.00	SF	10.00	10.00	100	2008	2008	3	90	12,600																							
7	0962	SKYLIGHT	0	100	0	0	1.00	UT	4,000.00	4,000.00	100	2008	2008	3	90	3,600																							
TOTAL OB/XF 33,597																																							
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	000120	C	SFR OCN FT	100	0006	R-3	50.00	233.00	50.00	FF		1.00	1.00	1.00	15,000.00	15,000.00	750,000																						
REVIEW DATE 10/23/2018 BY DJX Total Acres: 0.00 Total Land Value: 750,000 Market: 0 Agricultural: 0 Common: 750,000 PRINTED 08/02/2023 BY SYS																																							