



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										
Exterior Wall	15	CONC BLOCK 70	0500	01	2,255	114.7335	163.50	368,692	1955	2005	0	0	0	8.35	91.65	VALUATION BY STANDARD									
Exterior Wall	05	AVERAGE 30	1 SFR CUST - 100% - 2017													Heated Area: 1815									
Roof Structure	03	GABLE/HIP 100	26													HX Base Yr 2017									
Roof Cover	03	COMP SHNGL 100	24																						
Interior Wall	04	PLYWOOD 70	26																						
Interior Wall	05	DRYWALL 30	26																						
Interior Floor	12	HARDWOOD 70	26																						
Interior Floor	11	CLAY TILE 30	26																						
Air Condition	03	CENTRAL 100	26																						
Heating Type	04	AIR DUCTED 100	26																						
Bedrooms		3 100	26																						
Bathrooms		3.5 100	26																						
Frame	02	WOOD FRAME 100	26																						
Stories	2.	2. 100	26																						
Units		0 100	26																						
BUD8 Adjustme	02	DIST FB 100	26																						
Occupancy	00	NONE 100	26																						
Quality	04	Quality Level 04	26																						
DOR CODE	0100	SINGLE FAMILY	26																						
MAP NUM		MKT AREA	26																						
NEIGHBORHOOD/LOC		1059.00	26																						
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																					
BAL	442	15	66	9,890																					
BAS	1,248	100	1,248	187,010																					
DCK	342	10	34	5,095																					
FEP	24	80	19	2,848																					
FUS	567	100	567	84,964																					
STR	40	10	4	599																					
UGR	624	45	281	42,108																					
UOP	48	20	10	1,498																					
UOP	48	20	10	1,498																					
UST	36	45	16	2,398																					
TOTALS	3,419		2,255	337,906																					
EXTRA FEATURES					4065 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	1955	1955	3	20	700										
2	0803	ASPHALT C	0 100	0	0	3,184.00	SF	2.00	2.00	100	1997	1997	3	50	3,184										
3	0810	CONCRETE A	0 100	0	0	231.00	SF	6.50	6.50	100	1980	1980	3	35	526										
4	0810	CONCRETE A	0 100	7	3	21.00	SF	6.50	6.50	100	1997	1997	3	75	102										
5	0861	POOL GUNIT	0 100	0	0	380.00	SF	85.00	85.00	100	1999	1999	3	25	8,075										
6	0845	KOOL DECK	0 100	0	0	736.00	SF	7.25	7.25	100	1999	1999	3	79	4,215										
7	0462	ST/AL FNC	0 100	227	0	908.00	SF	10.00	10.00	100	2001	2001	3	30	2,724										
TOTAL OB/XF 19,526																									
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	000100	C	SFR	100		R-1A	75.00	125.00	75.00	FF	1	1.09	1.00	1.01	5,800.00	5,857.42	439,306								
REVIEW DATE 12/16/2019 BY TWA Total Acres: 0.00 Total Land Value: 439,306 Market: 0 Agricultural: 0 Common: 439,306 PRINTED 08/02/2023 BY SYS																									