

PT OR 561/948 &
PT OR 1178/1258
LOT LINE ADJ PER OR 1845/1257

SMITH PETER W & BARBARA R
PO BOX 15205
FERNANDINA BEACH, FL 32035-3104

2023

10-2N-28-0000-0007-0000



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	15	CONC BLOCK 100	0500	01	1,849	101.0000	143.92	266,108	1952	1972	0	0	0	25.50	74.50	VALUATION BY STANDARD									
Roof Structur	03	GABLE/HIP 100	1 SFR CUST - 0% - 0													Heated Area: 1426 HX Base Yr									
Roof Cover	03	COMP SHNGL 100														Tax Group: 2 Tax Dist:									
Interior Wall	01	MINIMUM 50														BUILDING MARKET VALUE 198,250									
Interior Wall	05	DRYWALL 50														TOTAL MARKET OB/XF VALUE 15,381									
Interior Floo	11	CLAY TILE 100														TOTAL LAND VALUE - MARKET 361,790									
Air Condition	03	CENTRAL 100														TOTAL MARKET VALUE 575,421									
Heating Type	04	AIR DUCTED 100														SOH/AGL Deduction 36,110									
Bedrooms	3	100														ASSESSED VALUE 539,311									
Bathrooms	1	100														TOTAL EXEMPTION VALUE 0									
Frame	02	WOOD FRAME 100														BASE TAXABLE VALUE 539,311									
Stories	1.	1. 100														TOTAL JUST VALUE 575,421									
Units	0	100	NCON VALUE 0																						
BUD8 Adjustme	02	DIST FB 100	INCOME VALUE																						
Occupancy	00	NONE 100	PREVIOUS YEAR MKT VALUE 549,012																						
Quality 03 Quality Level 03																									
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	1,426	100	1,426	152,896																					
FEP	182	80	146	15,654																					
FGR	504	55	277	29,700																					
TOTALS 2,112 1,849 198,250																									
EXTRA FEATURES																									
4111 S FLETCHER AV, 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	0	20	7	140.00	SF	6.50	6.50	100	1952	1952	3	20	182									
2	0825	BRICK	0	0	0	0	716.00	SF	12.50	12.50	100	1984	1984	3	81	7,250									
3	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1952	1952	3	20	700									
4	0801	ASPHALT A	0	0	0	0	264.00	SF	3.00	3.00	100	1993	1993	3	50	396									
5	0801	ASPHALT A	0	0	0	0	221.00	SF	3.00	3.00	100	1993	1993	3	50	332									
9	1076	TRELLIS A	0	0	4	8	32.00	SF	7.50	7.50	100	2003	2003	3	36	86									
10	0855	CONC PAVER	0	0	0	0	180.00	SF	10.00	10.00	100	2012	2012	3	94	1,692									
11	0855	CONC PAVER	0	0	0	0	527.00	SF	10.00	10.00	100	2008	2008	3	90	4,743									
TOTAL OB/XF 15,381																									
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	0		R-1A	75.00	125.00	75.00	FF	1	1.09	1.00	0.83	5,800.00	4,823.86	361,790								
REVIEW DATE 02/14/2019 BY DJ Total Acres: 0.00 Total Land Value: 361,790 Market: 0 Agricultural: 0 Common: 361,790 PRINTED 08/02/2023 BY SYS																									