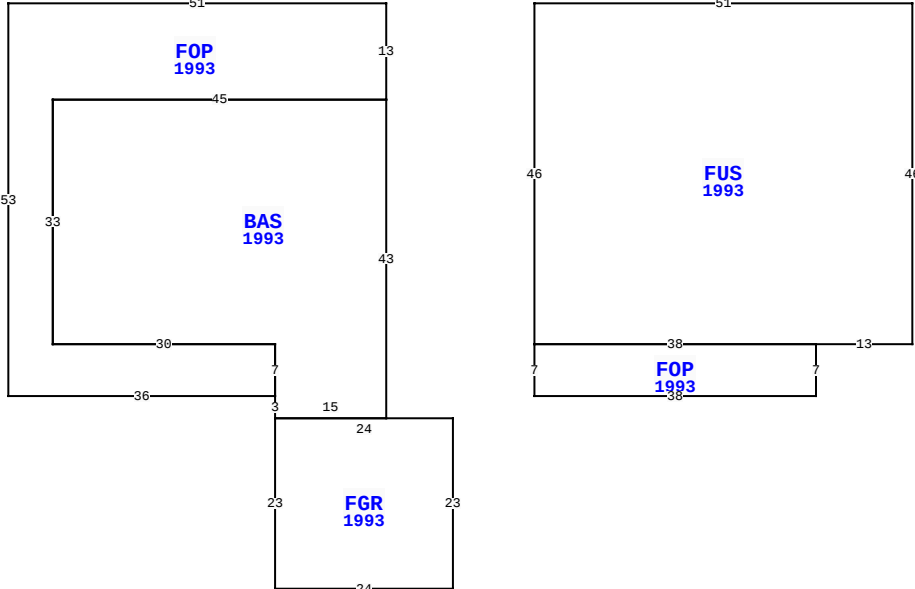




BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																				
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1 2																				
Exterior Wall	16	WD FR STUC 100	0500	01	4,699	96.3200	137.26	644,985	1993	1993	0	0	0	14.50	85.50	VALUATION BY STANDARD																			
Roof Structur	03	GABLE/HIP 100	1 SFR CUST - 100% - 2017													Heated Area: 3981 HX Base Yr 2017																			
Roof Cover	03	COMP SHNGL 100														VALUATION SUMMARY																			
Interior Wall	05	DRYWALL 90														BUILDING MARKET VALUE										551,462									
Interior Wall	06	CUST PANEL 10														TOTAL MARKET OB/XF VALUE										27,523									
Interior Floo	14	CARPET 70														TOTAL LAND VALUE - MARKET										563,847									
Interior Floo	11	CLAY TILE 30														TOTAL MARKET VALUE										1,142,832									
Air Condition	03	CENTRAL 100														SOH/AGL Deduction										396,439									
Heating Type	04	AIR DUCTED 100														ASSESSED VALUE										746,393									
Bedrooms	04	4 100														TOTAL EXEMPTION VALUE										50,000									
Bathrooms	04	3.5 100														BASE TAXABLE VALUE										696,393									
Frame	02	WOOD FRAME 100														TOTAL JUST VALUE										1,142,832									
Stories	2.	2. 100	NCON VALUE										0																						
Units	0	0 100	INCOME VALUE										PREVIOUS YEAR MKT VALUE										1,074,091												
Occupancy	00	NONE 100																																	
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	1,635	100	1,635	191,879																															
FGR	552	55	304	35,677																															
FOP	266	30	80	9,389																															
FOP	1,113	30	334	39,197																															
FUS	2,346	100	2,346	275,320																															
TOTALS			5,912	4,699	551,462																														
EXTRA FEATURES			4241 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	0812	CONCRETE C	0	100	0	0	2,457.00	SF	4.00	4.00	100	1993	1993	3	68	6,683																			
2	0810	CONCRETE A	0	100	0	0	48.00	SF	6.50	6.50	100	1993	1993	3	68	212																			
3	0858	SCULP CONC	0	100	0	0	241.00	SF	13.00	13.00	100	1993	1993	3	90	2,820																			
4	0861	POOL GUNIT	0	100	0	0	412.00	SF	85.00	85.00	100	1993	1993	3	20	7,004																			
5	0845	KOOL DECK	0	100	0	0	776.00	SF	7.25	7.25	100	1993	1993	3	68	3,826																			
6	0877	JACUZZI	0	100	0	0	1.00	UT	1,000.00	1,000.00	100	1993	1993	3	20	200																			
7	0911	SCRN RM A	0	100	50	23	1,150.00	SF	17.50	17.50	100	2004	2004	3	24	4,830																			
8	0479	VF PICKET	0	100	0	0	155.00	LF	10.00	10.00	100	2006	2006	3	72	1,116																			
9	0463	FENCE GATE	0	100	0	0	2.00	UT	300.00	300.00	100	2006	2006	3	72	432																			
10	0871	POOL HTR R	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1993	1993	3	20	400																			
LAND DESCRIPTION			TOTAL OB/XF 27,523																																
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	285.00	75.00	FF	1	1.22	1.00	1.30	5,800.00	7,517.96	563,847																		
REVIEW DATE 10/12/2017 BY KW Total Acres: 0.00 Total Land Value: 563,847 Market: 0 Agricultural: 0 Common: 563,847 PRINTED 08/02/2023 BY SYS																																			