



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	05	AVERAGE 60	0900	01	2,142	118.4379	140.65	301,272	1957	1957	0	0	0	28.00	72.00	VALUATION SUMMARY									
Exterior Wall	15	CONC BLOCK 40	1 SNGL FAM - 0% - 0													STANDARD									
Roof Structure	01	FLAT 100	Heated Area: 1633													Tax Group: 2 Tax Dist:									
Roof Cover	04	BUILT-UP 100	HX Base Yr													BUILDING MARKET VALUE 216,916									
Interior Wall	06	CUST PANEL 90														TOTAL MARKET OB/XF VALUE 7,267									
Interior Wall	05	DRYWALL 10														TOTAL LAND VALUE - MARKET 1,237,500									
Interior Floor	12	HARDWOOD 80														TOTAL MARKET VALUE 1,461,683									
Interior Floor	08	SHT VINYL 20														SOH/AGL Deduction 0									
Air Condition	03	CENTRAL 100														ASSESSED VALUE 1,461,683									
Heating Type	04	AIR DUCTED 100														TOTAL EXEMPTION VALUE 0									
Bedrooms	3	100														BASE TAXABLE VALUE 1,461,683									
Bathrooms	2	100														TOTAL JUST VALUE 1,461,683									
Frame	02	WOOD FRAME 100														NCON VALUE 0									
Stories	1.	1. 100														INCOME VALUE									
Units	0	100	BAS 1993													PREVIOUS YEAR MKT VALUE 1,458,200									
BUD8 Adjustme	02	DIST FB 100																							
Occupancy	00	NONE 100																							
Quality	04	Quality Level 04																							
DOR CODE	0100	SINGLE FAMILY																							
MAP NUM		MKT AREA																							
NEIGHBORHOOD/LOC	1053.00																								
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																					
BAS	1,633	100	1,633	165,370																					
FOP	85	30	26	2,633																					
UGR	360	45	162	16,405																					
UOP	304	20	61	6,178																					
UST	578	45	260	26,330																					
TOTALS	2,960		2,142	216,916																					
EXTRA FEATURES					4124 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	0	0	0	1.00	UT	3,500.00	3,500.00	100	1957	1957	3	20	700									
2	1242	WD DECK A	0	0	0	0	408.00	SF	10.00	10.00	100	1984	1984	3	20	816									
3	0825	BRICK	0	0	0	0	823.00	SF	6.25	6.25	100	1980	1980	3	75	3,858									
4	1242	WD DECK A	0	0	40	10	400.00	SF	10.00	10.00	100	1991	1991	3	20	800									
5	1242	WD DECK A	0	0	20	4	80.00	SF	10.00	10.00	100	1991	1991	3	20	160									
6	1242	WD DECK A	0	0	14	4	56.00	SF	10.00	10.00	100	1991	1991	3	20	112									
7	0810	CONCRETE A	0	0	0	0	392.00	SF	6.50	6.50	100	1970	1970	3	22	561									
8	0825	BRICK	0	0	9	3	27.00	SF	12.50	12.50	100	1970	1970	3	58	196									
9	1242	WD DECK A	0	0	8	4	32.00	SF	10.00	10.00	100	2000	2000	3	20	64									
TOTAL OB/XF 7,267																									
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	0		R-1A	75.00	400.00	75.00	FF		1.00	1.00	1.00	16,500.00	16,500.00	1,237,500								
REVIEW DATE 12/19/2019 BY KBA Total Acres: 0.00 Total Land Value: 1,237,500 Market: 0 Agricultural: 0 Common: 1,237,500 PRINTED 08/02/2023 BY SYS																									