



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	16	WD FR STUC 90	0500	11	3,141	159.8150	227.74	715,331	1993	2011	0	0	0	5.50	94.50	VALUATION BY STANDARD									
Exterior Wall	12	CEDAR 10	1 SFR CUST - 0% - 0													Tax Group: 2 Tax Dist:									
Roof Structure	08	IRREGULAR 100	Heated Area: 2755													BUILDING MARKET VALUE 675,988									
Roof Cover	03	COMP SHNGL 100	HX Base Yr													TOTAL MARKET OB/XF VALUE 47,196									
Interior Wall	05	DRYWALL 90														TOTAL LAND VALUE - MARKET 1,155,000									
Interior Wall	06	CUST PANEL 10														TOTAL MARKET VALUE 1,878,184									
Interior Floor	11	CLAY TILE 60														SOH/AGL Deduction 0									
Interior Floor	14	CARPET 40														ASSESSED VALUE 1,878,184									
Air Condition	03	CENTRAL 100														TOTAL EXEMPTION VALUE 0									
Heating Type	04	AIR DUCTED 100														BASE TAXABLE VALUE 1,878,184									
Bedrooms	3	100														TOTAL JUST VALUE 1,878,184									
Bathrooms	5	100														NCON VALUE 0									
Frame	02	WOOD FRAME 100														INCOME VALUE									
Stories	3.	3. 100														PREVIOUS YEAR MKT VALUE 1,843,382									
Units	0	100																							
Quality	06	Quality Level 06																							
DOR CODE	0100	SINGLE FAMILY																							
MAP NUM		MKT AREA	01																						
NEIGHBORHOOD/LOC	1053.00																								
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																					
BAS	891	100	891	191,756																					
FGR	511	55	281	60,475																					
FOP	22	30	7	1,506																					
FUS	649	100	649	139,674																					
FUS	1,215	100	1,215	261,485																					
UOP	12	20	2	430																					
UOP	45	20	9	1,937																					
UOP	182	20	36	7,748																					
UOP	254	20	51	10,976																					
TOTALS	3,781		3,141	675,988																					
EXTRA FEATURES					4112 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	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	1993	1993	3	76	1,520									
3	0858	SCULP CONC	0	0	0	0	151.00	SF	13.00	13.00	100	1993	1993	3	90	1,767									
4	0810	CONCRETE A	0	0	0	0	474.00	SF	6.50	6.50	100	1993	1993	3	68	2,095									
5	0861	POOL GUNIT	0	0	35	17	595.00	SF	85.00	85.00	100	1993	1993	3	20	10,115									
6	0861	POOL GUNIT	0	0	0	0	32.00	SF	85.00	85.00	100	1993	1993	3	20	544									
7	0845	KOOL DECK	0	0	0	0	922.00	SF	7.25	7.25	100	1993	1993	3	68	4,545									
8	0820	WOOD WALK	0	0	0	0	780.00	SF	11.75	11.75	100	1993	1993	3	40	3,666									
9	1242	WD DECK A	0	0	6	27	162.00	SF	10.00	10.00	100	1993	1993	3	20	324									
11	0855	CONC PAVER	0	0	0	0	2,600.00	SF	10.00	10.00	100	2005	2005	3	87	22,620									
LAND DESCRIPTION					TOTAL OB/XF 47,196																				
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	70.00	400.00	70.00	FF		1.00	1.00	1.00	16,500.00	16,500.00	1,155,000								
REVIEW DATE 12/19/2019 BY KBA Total Acres: 0.00 Total Land Value: 1,155,000 Market: 0 Agricultural: 0 Common: 1,155,000 PRINTED 08/02/2023 BY SYS																									