



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	10	ABOVE AVG 100	1701	04	4,507	109.0125	154.80	697,684	2007	2007	0	0	11.00	89.00																					
Roof Structur	04	WOOD TRUSS 100	1 OFFICE 1&2 - 0% - 0													Heated Area: 4281 HX Base Yr																			
Roof Cover	12	MODULAR MT 100														VALUATION BY										STANDARD									
Interior Wall	05	DRYWALL 100														Tax Group: 8										Tax Dist:									
Interior Floo	14	CARPET 70														BUILDING MARKET VALUE										620,939									
Interior Floo	11	CLAY TILE 30														TOTAL MARKET OB/XF VALUE										20,877									
Ceiling	02	F.NOT SUS 100														TOTAL LAND VALUE - MARKET										216,620									
Air Condition	03	CENTRAL 100	TOTAL MARKET VALUE										858,436																						
Heating Type	04	AIR DUCTED 100	SOH/AGL Deduction										160,762																						
Fixtures	11	100	ASSESSED VALUE										697,674																						
Frame	02	WOOD FRAME 100	TOTAL EXEMPTION VALUE										0																						
Story Height	10	100	BASE TAXABLE VALUE										697,674																						
RMS	9	100	TOTAL JUST VALUE										858,436																						
Stories	2.	2. 100	NCON VALUE										0																						
Units	0	100	INCOME VALUE										505,590																						
Occupancy	00	NONE 100	PREVIOUS YEAR MKT VALUE										635,833																						
Quality			03	Quality Level 03																															
DOR CODE			1700	OFFICE BUILDINGS																															
MAP NUM			MKT AREA																																
NEIGHBORHOOD/LOC			3016.00																																
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																															
BAS	2,402	100	2,402	330,929																															
FOP	30	30	9	1,240																															
FST	56	50	28	3,857																															
FST	63	50	32	4,409																															
FST	63	50	32	4,409																															
FUS	1,879	100	1,879	258,873																															
PTO	25	5	1	138																															
STR	80	10	8	1,102																															
UOP	216	20	43	5,924																															
UOP	366	20	73	10,057																															
TOTALS	5,180		4,507	620,939																															
EXTRA FEATURES					5299 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	0803	ASPHALT C	0	0	0			7,921.00	SF	2.00				62	9,822																				
2	0810	CONCRETE A	0	0	29	5		145.00	SF	6.50				89	839																				
3	0855	CONC PAVER	0	0	0	0		1,023.00	SF	7.00				89	6,373																				
4	0402	CONC BUMPE	0	0	0	0		17.00	UT	25.00				92	391																				
5	0971	ST LGHT OV	0	0	0	0		3.00	UT	1,555.00				74	3,452																				
TOTAL OB/XF 20,877																																			
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	001700	C	1STORY OFF	0	0006	CN	142.00	155.00	21,662.00	SF		1.00	1.00	1.00	10.00	10.00	216,620																		
REVIEW DATE 03/22/2019 BY KK Total Acres: 0.00 Total Land Value: 216,620 Market: 0 Agricultural: 0 Common: 216,620 PRINTED 08/02/2023 BY SYS																																			