



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 8										
Exterior Wall	16	WD FR STUC 100	2302	04	1,256	58.2120	113.80	142,933	2008	2008	0	0	10.00	90.00	VALUATION BY STANDARD										
Roof Structur	04	WOOD TRUSS 100	1 BRNCH BANK - 0% - 0													Heated Area: 989 HX Base Yr									
Roof Cover	07	CONC TILE 100																							
Interior Wall	07	NONE 100																							
Interior Floo	03	CONC FINSH 100																							
Ceiling	02	F.NOT SUS 100																							
Air Condition	01	NONE 100																							
Heating Type	01	NONE 100																							
Fixtures		0 100																							
Frame	02	WOOD FRAME 100																							
Story Height		14 100																							
RMS		0 100																							
Stories	1.	1. 100																							
Units		0 100																							
Occupancy	00	NONE 100																							
Quality			04	Quality Level 04																					
DOR CODE			2300FINANCIAL BLDG																						
MAP NUM																	MKT AREA		03						
NEIGHBORHOOD/LOC			3016.00																						
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																					
BAS	989	100	989	101,293																					
CAN	890	30	267	27,347																					
TOTALS			1,879		1,256	128,640																			
EXTRA FEATURES			5211 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	0803	ASPHALT C	0	0	0	0	3,644.00	SF	2.00	2.00	100	2001	2001	3	50	3,644									
4	0978	SECURTY LT	0	0	0	0	3.00	UT	450.00	450.00	100	2008	2008	3	76	1,026									
5	2025	PNMTC UNIT	0	0	0	0	3.00	UT	14,500.00	14,500.00	100	2008	2008	3	97	42,195									
6	4950	BOLLARD	0	0	0	0	22.00	UT	100.00	100.00	100	2008	2008	3	100	2,200									
7	0400	CONC CURB	0	0	0	0	152.00	LF	15.00	15.00	100	2008	2008	3	93	2,120									
8	0812	CONCRETE C	0	0	0	0	1,920.00	SF	4.00	4.00	100	2008	2008	3	90	6,912									
9	0524	PUMP ISLND	0	0	0	0	213.00	SF	4.50	4.50	100	2008	2008	3	97	930									
TOTAL OB/XF 59,027																									
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	002300	C	FINANCIAL	0	0006	CN	51.00	191.00	9,741.00	SF		1.00	1.00	1.00	10.00	10.00	97,410								
REVIEW DATE 04/05/2019 BY KK Total Acres: 0.00 Total Land Value: 97,410 Market: 0 Agricultural: 0 Common: 97,410 PRINTED 08/02/2023 BY SYS																									