



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	17	CB STUCCO 100	0303	04	624	69.9300	78.15	48,766	1969	1980	0	0	21.00	79.00	VALUATION BY STANDARD										
Roof Structur	01	FLAT 100	1 CLUB HOUSE - 0% - 0												Heated Area: 446 HX Base Yr										
Roof Cover	04	BUILT-UP 100														VALUATION SUMMARY									
Interior Wall	02	WALL BD/WD 100														Tax Group: 2 Tax Dist:									
Interior Floo	03	CONC FINSH 100														BUILDING MARKET VALUE 38,525									
Ceiling	01	FIN.SUSPD 100														TOTAL MARKET OB/XF VALUE 18,879									
Air Condition	02	WINDOW 100														TOTAL LAND VALUE - MARKET 697,500									
Heating Type	03	FORCED AIR 100														TOTAL MARKET VALUE 754,904									
Fixtures	8	100														SOH/AGL Deduction 634,907									
Frame	03	MASONRY 100														ASSESSED VALUE 119,997									
Story Height	8	100														TOTAL EXEMPTION VALUE 0									
RMS	3	100														BASE TAXABLE VALUE 119,997									
Stories	1.	1. 100	TOTAL JUST VALUE 754,904																						
Units	0	100	NCON VALUE 0																						
BUD8 Adjustme	02	DIST FB 100	INCOME VALUE																						
Occupancy	00	NONE 100	PREVIOUS YEAR MKT VALUE 735,096																						
Quality	03	Quality Level 03																							
DOR CODE	9000	LEASEHOLD INTEREST																							
MAP NUM		MKT AREA	01																						
NEIGHBORHOOD/LOC	1061.00																								
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																					
BAS	446	100	446	27,535																					
CAN	594	30	178	10,990																					
TOTALS	1,040		624	38,525																					
EXTRA FEATURES					6 N 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	0	0	0	6,480.00	SF	4.00	4.00	100	1980	1980	3	35	9,072									
2	0422	CL FNC 4'	0	0	0	0	410.00	LF	15.00	15.00	100	1980	1980	3	20	1,230									
5	0680	POLE SHED	0	0	8	10	80.00	SF	10.00	10.00	100	1992	1992	3	20	160									
6	0463	FENCE GATE	0	0	0	0	2.00	UT	300.00	300.00	100	1980	1980	3	20	120									
7	0505	FLAGPOLE A	0	0	0	0	24.00	LF	50.00	50.00	100	2000	2000	3	20	240									
8	0972	ST LGHT UN	0	0	0	0	18.00	UT	759.00	759.00	100	1980	1980	3	20	2,732									
9	0855	CONC PAVER	0	0	20	10	200.00	SF	10.00	10.00	100	2013	2013	3	95	1,900									
10	0855	CONC PAVER	0	0	0	0	271.00	SF	10.00	10.00	100	2013	2013	3	95	2,575									
11	0418	EXHST FAN	0	0	0	0	1.00	UT	400.00	400.00	100	2014	2014	3	70	280									
12	0964	HALON SYST	0	0	6	2	12.00	SF	50.00	50.00	100	2014	2014	3	95	570									
LAND DESCRIPTION					TOTAL OB/XF 18,879																				
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	009000	C	LEASE INT	0		REC	155.00	90.00	13,950.00	SF		1.00	1.00	1.00	50.00	50.00	697,500								
REVIEW DATE 12/30/2021 BY KK Total Acres: 0.00 Total Land Value: 697,500 Market: 0 Agricultural: 0 Common: 697,500 PRINTED 08/02/2023 BY SYS																									