



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 100	0500	01	3,306	121.1364	172.62	570,682	1995	1995	0	0	0	13.50	86.50	VALUATION SUMMARY										
Roof Structur	03	GABLE/HIP 100	1 SFR CUST - 0% - 0													Heated Area: 3228										
Roof Cover	08	CLAY TILE 100														HX Base Yr										
Interior Wall	05	DRYWALL 100																								
Interior Floo	11	CLAY TILE 60																								
Interior Floo	16	EPOXY STRP 40																								
Air Condition	03	CENTRAL 100																								
Heating Type	04	AIR DUCTED 100																								
Bedrooms		3 100																								
Bathrooms		3 100																								
Frame	02	WOOD FRAME 100																								
Stories	2.	2. 100																								
Units		0 100																								
Occupancy	00	NONE 100																								
Quality			04	Quality Level 04																						
DOR CODE			0100	SINGLE FAMILY																						
MAP NUM				MKT AREA												01										
NEIGHBORHOOD/LOC			1051.00																							
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																						
BAS	1,518	100	1,518	226,662																						
FOP	12	30	4	597																						
FOP	180	30	54	8,063																						
FST	32	55	18	2,688																						
FUS	1,710	100	1,710	255,331																						
PTO	32	5	2	298																						
TOTALS			3,484		3,306	493,640																				
EXTRA FEATURES					1266 S FLETCHER AVE, FERNANDINA BEACH																					
L N	OB/IF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/IF MKT VALUE	NOTES									
1	0858	SCULP CONC	0	0	0	0	1,900.00	SF	13.00	13.00	100	2000	2000	3	94	23,218										
2	0416	DUNEWALKS	0	0	57	4	228.00	SF	15.00	15.00	100	1995	1995	3	20	684										
3	1241	WD DECK G	0	0	0	0	540.00	UT	15.53	15.53	100	1995	1995	3	24	2,012										
4	0810	CONCRETE A	0	0	0	0	106.00	SF	6.50	6.50	100	1995	1995	3	72	496										
5	1242	WD DECK A	0	0	6	3	18.00	SF	10.00	10.00	100	1995	1995	3	20	36										
6	0962	SKYLIGHT	0	0	0	0	6.00	UT	250.00	250.00	100	1995	1995	3	72	1,080										
7	0462	ST/AL FNC	0	0	0	0	192.00	SF	10.00	10.00	100	2008	2008	3	56	1,075										
8	1242	WD DECK A	0	0	16	4	64.00	SF	10.00	10.00	100	2008	2008	3	40	256										
9	1242	WD DECK A	0	0	54	8	432.00	SF	10.00	10.00	100	2008	2008	3	40	1,728										
10	0810	CONCRETE A	0	0	37	4	148.00	SF	6.50	6.50	100	2008	2008	3	90	866										
LAND DESCRIPTION					TOTAL OB/IF 31,451																					
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	0006	R-1	74.00	124.00	74.32	FF		1.00	1.00	1.00	15,000.00	15,000.00	1,114,800									
REVIEW DATE 03/15/2018 BY DJX Total Acres: 0.00 Total Land Value: 1,114,800 Market: 0 Agricultural: 0 Common: 1,114,800 PRINTED 08/02/2023 BY SYS																										