



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 2																	
Exterior Wall	14	WD SHINGLE 50	0900	01	1,995	108.0450	128.30	255,958	1973	1998	0	0	0	12.00	88.00	VALUATION SUMMARY																
Exterior Wall	23	REINF CONC 50	1 SNGL FAM - 0% - 0										Heated Area: 1794					HX Base Yr					VALUATION BY					STANDARD				
Roof Structure	03	GABLE/HIP 100											BUILDING MARKET VALUE					225,243														
Roof Cover	03	COMP SHNGL 100											TOTAL MARKET OB/XF VALUE					464														
Interior Wall	04	PLYWOOD 100											TOTAL LAND VALUE - MARKET					216,000														
Interior Floo	07	CORK/VTILE 100											TOTAL MARKET VALUE					441,707														
Air Condition	02	WINDOW 100											SOH/AGL Deduction					36,466														
Heating Type	02	CONVECTION 100	ASSESSED VALUE					405,241																								
Bedrooms	3	100	TOTAL EXEMPTION VALUE					0																								
Bathrooms	2	100	BASE TAXABLE VALUE					405,241																								
Frame	03	MASONRY 100	TOTAL JUST VALUE					441,707																								
Stories	2.	2. 100	NCON VALUE					0																								
Units	0	100	INCOME VALUE																													
Occupancy	00	NONE 100	PREVIOUS YEAR MKT VALUE					422,268																								
Quality			04	Quality Level 04																												
DOR CODE			0100	SINGLE FAMILY																												
MAP NUM			MKT AREA												01																	
NEIGHBORHOOD/LOC			1057.00																													
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																												
BAL	440	15	66	7,452																												
BAS	754	100	754	85,129																												
FUS	1,040	100	1,040	117,420																												
STR	56	10	6	678																												
UGR	286	45	129	14,565																												
TOTALS			2,576	1,995	225,243																											
EXTRA FEATURES			1469 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	0810	CONCRETE A	0	0	19	3			6.50	100	1973	1973	3	25	93																	
2	0810	CONCRETE A	0	0	0	0			6.50	100	1973	1973	3	25	371																	
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	000100	C	SFR	0	0006	R-1	72.00	125.00	72.00	FF		1.00	1.00	1.00	3,000.00	3,000.00	216,000															
REVIEW DATE 03/15/2018 BY DJX Total Acres: 0.00 Total Land Value: 216,000 Market: 0 Agricultural: 0 Common: 216,000 PRINTED 08/02/2023 BY SYS																																