

LOT 67
IN OR 2262/1638
R359744 & R359745

SMITH BRENT A
95102 FLETCHER RD
FERNANDINA BEACH, FL 32034

2023

44-2N-28-5130-0067-0000



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 4												
Exterior Wall	05	AVERAGE 100	0820	02	1,456	116.8000	75.92	110,540	1988	1988	0	0	0	70.00	30.00	VALUATION SUMMARY											
Roof Structur	03	GABLE/HIP 100	1 M/H 93- - 100% - 2021										Heated Area: 1456					HX Base Yr 2021					VALUATION BY STANDARD				
Roof Cover	03	COMP SHNGL 100	26 56 26 BAS 1993										BUILDING MARKET VALUE					33,162									
Interior Wall	05	DRYWALL 100											TOTAL MARKET OB/XF VALUE					2,165									
Interior Floo	14	CARPET 70											TOTAL LAND VALUE - MARKET					45,000									
Interior Floo	08	SHT VINYL 30											TOTAL MARKET VALUE					80,327									
Air Condition	03	CENTRAL 100											SOH/AGL Deduction					7,743									
Heating Type	04	AIR DUCTED 100											ASSESSED VALUE					72,584									
Bedrooms		3 100											TOTAL EXEMPTION VALUE					52,457									
Bathrooms		2.5 100											BASE TAXABLE VALUE					20,127									
Frame	02	WOOD FRAME 100											TOTAL JUST VALUE					80,327									
Stories	1.	1. 100											NCON VALUE					0									
Units		0 100	INCOME VALUE																								
BUD8 Adjustme	04	DIST 01 100	PREVIOUS YEAR MKT VALUE					70,825																			
Quality			03	Quality Level 03																							
DOR CODE			0200 MOBILE HOME																								
MAP NUM			MKT AREA										04														
NEIGHBORHOOD/LOC			4006.00																								
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																							
BAS	1,456	100	1,456	33,162																							
TOTALS			1,456	1,456	33,162	95102 FLETCHER RD, FERNANDINA BEACH										BLD DATE		LGL DATE		05/30/2023		MLU					
EXTRA FEATURES													XF DATE		LAND DATE												
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	0752	USP	0	0	4	7	28.00	SF	15.00	15.00	100	1988	1988	3	20	84											
2	0752	USP	0	0	8	8	64.00	SF	15.00	15.00	100	1999	1999	3	28	269											
3	0351	CARPORT MT	0	100	24	24	576.00	SF	7.50	7.50	100	1999	1999	3	20	864											
4	0830	FLAGSTONE	0	100	50	4	200.00	SF	6.00	6.00	100	1999	1999	3	79	948											
LAND DESCRIPTION																		TOTAL OB/XF 2,165									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV			
1	000102	C	SFR/MH	100		RS-1	160.00	92.00	1.00	LT		1.00	1.00	1.00	45,000.00	45,000.00	45,000										
REVIEW DATE 06/14/2017 BY KW Total Acres: 0.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 08/02/2023 BY SYS																											