

LOT 1
IN OR 977/1689
OCEAN DUNES PB 4/54

SCOTT DREW E & PARKER W
4300 S FLETCHER AV
FERNANDINA BEACH, FL 32034

2024

00-00-30-0450-0001-0000



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	VALUATION SUMMARY																
Exterior Wall		17	CB STUCCO 100		0900	11	6,456	160.2042	200.26	1,292,879	1976	2006	0	0	0	8.50	91.50	VALUATION BY		STANDARD														
Roof Structur		08	IRREGULAR 100		1 SNGL FAM - 100% - 2002										Heated Area: 4087										HX Base Yr 2002									
Roof Cover		11	SLATE 100																						Tax Group: 8		Tax Dist:							
Interior Wall		05	DRYWALL 100																						BUILDING MARKET VALUE		1,182,984							
Interior Floo		14	CARPET 70																						TOTAL MARKET OB/XF VALUE		50,805							
Interior Floo		13	LVT/LAMNT 30																						TOTAL LAND VALUE - MARKET		1,567,500							
Air Condition		03	CENTRAL 100																						TOTAL MARKET VALUE		2,801,289							
Heating Type		04	AIR DUCTED 100																						SOH/AGL Deduction		1,341,633							
Bedrooms			4 100																						ASSESSED VALUE		1,459,656							
Bathrooms			5 100																						TOTAL EXEMPTION VALUE		50,000							
Frame		02	WOOD FRAME 100																						BASE TAXABLE VALUE		1,409,656							
Stories		2.	2. 100																						TOTAL JUST VALUE		2,801,289							
Units		0	0 100																						NCON VALUE		0							
BUD8 Adjustme		05	DIST 1A 100																						INCOME VALUE									
					PREVIOUS YEAR MKT VALUE		2,750,012																											
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