

LOT 9
IN OR 2052/1873
OCEAN DUNES PB 4/54

SATTERFIELD SUSAN C/WARD JEANNE C
4442 FLETCHER AVE S
FERNANDINA BEACH, FL 32034

2024

00-00-30-0450-0009-0000



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											
Exterior Wall		17	CB STUCCO 100		0500	11	5,223	167.4375	251.16	1,311,809	2020	2020		0	0	1.50	98.50												
Roof Structure		03	GABLE/HIP 100		1 SFR CUST - 100% - 2021										Heated Area: 4449														
Roof Cover		13	STAND SEAM 100												HX Base Yr 2021														
Interior Wall		05	DRYWALL 100																										
Interior Floor		11	CLAY TILE 50																										
Interior Floor		12	HARDWOOD 50																										
Air Condition		03	CENTRAL 100																										
Heating Type		04	AIR DUCTED 100																										
Bedrooms			4 100																										
Bathrooms			4.5 100																										
Frame		02	WOOD FRAME 100																										
Stories		2.	2. 100																										
Units			0 100																										
Quality		06	Quality Level 06																										
DOR CODE		0100	SINGLE FAMILY																										
MAP NUM			MKT AREA												03														
NEIGHBORHOOD/LOC		1053.00																											
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																									
BAL	248	15	37	9,154																									
BAS	2,444	100	2,444	604,627																									
FGR	648	55	356	88,072																									
FOP	96	30	29	7,175																									
FOP	120	30	36	8,906																									
FOP	136	30	41	10,144																									
FOP	788	30	236	58,385																									
FUS	2,005	100	2,005	496,022																									
PTO	50	5	2	494																									
PTO	112	5	6	1,484																									
TOTALS	6,959		5,223	1,292,132																									
EXTRA FEATURES					4442 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	0855	CONC PAVER	0 100	0	0	3,236.00	SF	10.00	10.00	100	2020	2020	3	99	32,036														
2	0861	POOL GUNIT	0 100	0	0	400.00	SF	85.00	85.00	100	2020	2020	3	93	31,620														
3	0855	CONC PAVER	0 100	0	0	440.00	SF	10.00	10.00	100	2020	2020	3	99	4,356														
4	0462	ST/AL FNC	0 100	0	0	1,506.00	SF	10.00	10.00	100	2020	2020	3	93	14,006														
5	0463	FENCE GATE	0 100	0	0	4.00	UT	300.00	300.00	100	2020	2020	3	96	1,152														
6	0092	AUTO GATE	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	2020	2020	3	90	3,150														
7	0416	DUNEWALKS	0 100	0	0	1,426.00	SF	24.00	24.00	100	2020	2020	3	90	30,802														