

**SOUTH FLETCHER PROPERTIES LLC/
960194 GATEWAY BLVD, SUITE # 101
FERNANDINA BEACH, FL 32034**

00-00-30-0760-0039-0040



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		15	CONC BLOCK 70		2101	04	2,596		97.5374	168.01	436,154	1974	1984	0	0	0	56.00	44.00	VALUATION BY											
Exterior Wall		20	FACE BRICK 30		1 RSTARANT 1 - 0% - 0														Tax Group: 8											
Roof Structur		09	RIDGE FRME 100		Heated Area: 2454														Tax Dist:											
Roof Cover		04	BUILT-UP 100		HX Base Yr														BUILDING MARKET VALUE											
Interior Wall		04	PLYWOOD 100																TOTAL MARKET OB/XF VALUE											
Interior Floo		10	TERRAZZO 90																TOTAL LAND VALUE - MARKET											
Interior Floo		11	CLAY TILE 10																TOTAL MARKET VALUE											
Ceiling		01	FIN.SUSPD 100																SOH/AGL Deduction											
Air Condition		04	ROOF TOP 100																ASSESSED VALUE											
Heating Type		04	AIR DUCTED 100																TOTAL EXEMPTION VALUE											
Fixtures		7	100																BASE TAXABLE VALUE											
Frame		03	MASONRY 100																TOTAL JUST VALUE											
Story Height		11	100																NCON VALUE											
RMS		4	100																INCOME VALUE											
Stories		1.	1. 100																PREVIOUS YEAR MKT VALUE											
Units		0	100																											
BUD8 Adjustme		05	DIST 1A 100																											
Occupancy		00	NONE 100																											
Quality		03	Quality Level 03																											
DOR CODE		2100	RESTAURANTS/CAFE																											
MAP NUM			MKT AREA																03											
NEIGHBORHOOD/LOC		3016	00																											
AREA TYPE		TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																									
BAS		1,536	100	1,536	113,548																									
BAS		261	100	261	19,294																									
BAS		80	100	80	5,914																									
BAS		362	100	362	26,761																									
BAS		35	100	35	2,587																									
BAS		35	100	35	2,587																									
BAS		145	100	145	10,719																									
CAN		354	30	106	7,836																									
CAN		52	30	16	1,183																									
CAN		68	30	20	1,478																									
TOTALS		2,928		2,596	191,908																									
EXTRA FEATURES		5517 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		0381	COOLER	0	0	29	8	232.00	SF	82.50		1974	1974	3	20	3,828														
2		0803	ASPHALT C	0	0	0	0	9,040.00	SF	2.00		1974	1974	3	50	9,040														
3		0810	CONCRETE A	0	0	6	6	36.00	SF	6.50		1992	1992	3	64	150														
4		0446	BOX FNC 6'	0	0	0	0	37.00	LF	20.00		2000	2000	3	20	148														
5		0463	FENCE GATE	0	0	0	0	2.00	UT	300.00		2000	2000	3	52	312														
6		0418	EXHST FAN	0	0	0	0	2.00	UT	400.00		2000	2000	3	20	160														
7		0964	HALON SYST	0	0	14	4	56.00	SF	50.00		2000	2000	3	79	2,212														
8		4950	BOLLARD	0	0	0	0	2.00	UT	100.00		2000	2000	3	100	200														
9		0402	CONC BUMPE	0	0	0	0	14.00	UT	25.00		2000	2000	3	84	294														
10		1123	CB 8"	0	0	20	2	40.00	SF	6.15		1980	1980	3	32.5	80														
LAND DESCRIPTION		TOTAL OB/XF 16,424																												
L N		USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV					
1		002100	C	RESTAURANT		0	0003	CN	0.00	0.00	11,063.00	SF		1.00	1.00	1.00	14.00	14.00	154,882											

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REVIEW DATE 07/01/2022 BY KK Total Acres: 0.00 Total Land Value: 154,882 Market: 0 Agricultural: 0 Common: 154,882 PRINTED 08/06/2024 BY SYS