



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																			
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1																			
ELEMENT	CD									TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND																	
Exterior Wall	05	AVERAGE 100								2801	01	2,760	113.7600	136.51	376,768	1983	2005	0	0	0	8.50	91.50																	
Roof Structur	03	GABLE/HIP 100								1 QUAD PLEX - 39.51% - 1993										Heated Area: 2636										HX Base Yr 1993									
Roof Cover	03	COMP SHNGL 100																																					
Interior Wall	05	DRYWALL 100																																					
Interior Floo	11	CLAY TILE 50																																					
Interior Floo	13	LVT/LAMNT 50																																					
Air Condition	03	CENTRAL 100																																					
Heating Type	04	AIR DUCTED 100																																					
Bedrooms		6 100																																					
Bathrooms		6 100																																					
Bathrooms		6 100																																					
Frame	02	WOOD FRAME 100																																					
Stories	2.	2. 100																																					
Units	0	0 100																																					
BUD8 Adjustme	02	DIST FB 100																																					
Occupancy	00	NONE 100																																					
Quality		03	Quality Level 03																																				
DOR CODE		0800	MULTI-FAMILY																																				
MAP NUM			MKT AREA								01																												
NEIGHBORHOOD/LOC		1058.00																																					
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																																			
BAS	510	100	510	63,702																																			
BAS	558	100	558	69,698																																			
DCK	104	10	10	1,249																																			
DCK	104	10	10	1,249																																			
FEP	48	80	38	4,746																																			
FOP	66	30	20	2,498																																			
FST	24	55	13	1,624																																			
FUS	510	100	510	63,702																																			
HXB	510	100	510	63,702																																			
HXB	510	100	510	63,702																																			
TOTALS	3,081		2,760	344,743																																			
EXTRA FEATURES										2569 S FLETCHER AVE, FERNANDINA BEACH										03/20/2024 MLU																			
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	0812	CONCRETE C	0	100	0	0	1,676.00	SF	4.00	4.00	100	1983	1983	3	41	2,749																							
2	0810	CONCRETE A	0	100	0	0	72.00	SF	6.50	6.50	100	1995	1995	3	70	328																							
3	0810	CONCRETE A	0	100	0	0	399.00	SF	6.50	6.50	100	2005	2005	3	86	2,230																							
4	1242	WD DECK A	0	100	0	0	172.00	SF	10.00	10.00	100	2005	2005	3	24	413																							
5	0810	CONCRETE A	0	0	0	0	100.00	SF	6.50	6.50	100	2005	2005	3	86	559																							
6	1242	WD DECK A	0	0	0	0	144.00	SF	10.00	10.00	100	2005	2005	3	24	346																							
7	0810	CONCRETE A	0	0	0	0	186.00	SF	6.50	6.50	100	2005	2005	3	86	1,040																							
LAND DESCRIPTION										TOTAL OB/XF										7,665																			
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	000800	C	MULTI-FAM	100		R-2	50.00	110.00	50.00	FF		1.00	1.00	0.96	7,000.00	6,720.00	336,000																						