

KAHUNA KOTTAGES LLC
95012 WHISTLING DUCK CIR
FERNANDINA BEACH, FL 32034

2024

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 100		2700	01	1,770	102.0000		127.50	225,675	1952	1990	0	0	0	16.50	83.50	VALUATION BY															
Roof Structur		03	GABLE/HIP 100		1 DUPLEX - 0% - 0															Heated Area: 1562					HX Base Yr					STANDARD				
Roof Cover		03	COMP SHNGL 100		BAS 1993 FSP 1993 FSP 1994															BUILDING MARKET VALUE					188,439									
Interior Wall		05	DRYWALL 90																	TOTAL MARKET OB/XF VALUE					2,173									
Interior Wall		04	PLYWOOD 10																	TOTAL LAND VALUE - MARKET					350,000									
Interior Floo		14	CARPET 70																	TOTAL MARKET VALUE					540,612									
Interior Floo		08	SHT VINYL 30																	SOH/AGL Deduction					22,134									
Air Condition		03	CENTRAL 100																	ASSESSED VALUE					518,478									
Heating Type		04	AIR DUCTED 100																	TOTAL EXEMPTION VALUE					0									
Bedrooms		4	100																	BASE TAXABLE VALUE					518,478									
Bathrooms		2	100																	TOTAL JUST VALUE					540,612									
Frame		02	WOOD FRAME 100																	NCON VALUE					0									
Stories		1.	1. 100		INCOME VALUE																													
Units		0	100		PREVIOUS YEAR MKT VALUE					471,344																								
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		1,562		100	1,562		166,294																											
FSP		259		40	104		11,072																											
FSP		259		40	104		11,072																											
TOTALS		2,080			1,770		188,439																											
EXTRA FEATURES										2377 S FLETCHER AVE, FERNANDINA BEACH										BLD DATE														
																				LGL DATE														
																				LAND DATE														
																				AG 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		0803		ASPHALT C		0	0	0	0	2,072.00	SF	2.00	2.00		100	1997	1997	3	50	2,072														
2		0810		CONCRETE A		0	0	0	0	78.00	SF	6.50	6.50		100	1952	1952	3	20	101														
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