



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	01	MINIMUM 50
Interior Wall	04	PLYWOOD 50
Interior Floo	09	PINE WOOD 60
Interior Floo	08	SHT VINYL 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	2.5	100
Frame	02	WOOD FRAME 50
Frame	04	REIN CONC 50
Stories	2.	100
Units	0	100
BUD8 Adjustme	02	DIST FB 100

Quality	05	Quality Level 05
DOR CODE	0800	MULTI-FAMILY
MAP NUM		MKT AREA 01

NEIGHBORHOOD/LOC	1052.00
------------------	---------

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAL	84	15	13	1,836
BAS	745	100	745	105,189
FOP	24	30	7	988
FOP	24	30	7	988
FOP	24	30	7	988
FUS	1,105	100	1,105	156,019
SFB	126	80	101	14,261
STR	51	10	5	706
UST	308	45	139	19,626

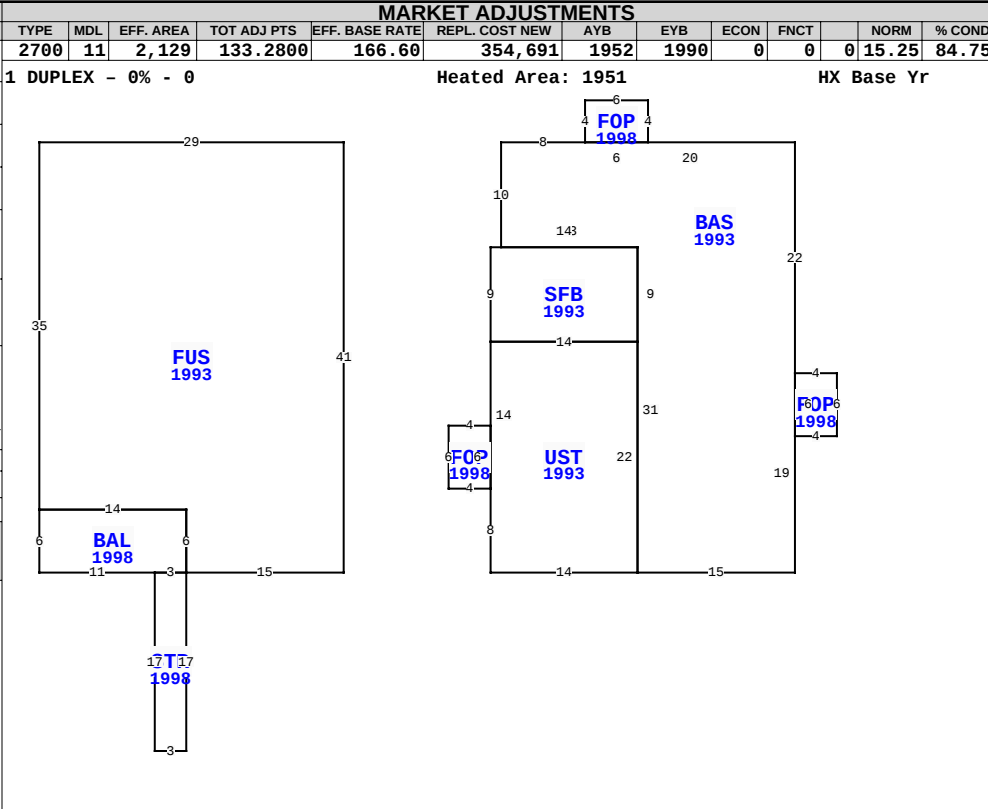
TOTALS	2,491		2,129	300,601
--------	-------	--	-------	---------

EXTRA FEATURES

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	907.00	ST	2.00	2.00	100	1995	1995	3	50	907	
2	0416	DUNEWALKS	0	0	0	0	764.00	SF	15.00	15.00	100	1998	1998	3	20	2,292	
3	1242	WD DECK A	0	0	0	0	700.00	SF	10.00	10.00	100	1990	1990	3	20	1,400	
4	0810	CONCRETE A	0	0	0	0	452.00	SF	3.25	3.25	100	1998	1998	3	75	1,102	
5	1242	WD DECK A	0	0	18	8	144.00	SF	10.00	10.00	100	2015	2015	3	70	1,008	
6	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	1952	1952	3	20	400	
7	0855	CONC PAVER	0	0	0	0	350.00	SF	10.00	10.00	100	2024	2023		100	3,500	
8	0855	CONC PAVER	0	0	0	0	2,500.00	SF	10.00	10.00	100	2024	2023		100	25,000	

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000120	C	SFR OCN FT	0		R-2	50.00	290.00	50.00	FF		1.00	1.00	1.00	16,500.00	16,500.00	825,000							



BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2024
INC DATE		AG DATE	MLU

2754 S FLETCHER AVE, FERNANDINA BEACH

NASSAU COUNTY PROPERTY					PAGE 1 of 1		2
VALUATION SUMMARY							
VALUATION BY				STANDARD			
Tax Group: 2				Tax Dist:			
BUILDING MARKET VALUE				300,601			
TOTAL MARKET OB/XF VALUE				35,609			
TOTAL LAND VALUE - MARKET				825,000			
TOTAL MARKET VALUE				1,161,210			
SOH/AGL Deduction				0			
ASSESSED VALUE				1,161,210			
TOTAL EXEMPTION VALUE				0			
BASE TAXABLE VALUE				1,161,210			
TOTAL JUST VALUE				1,161,210			
NCON VALUE				28,500			
INCOME VALUE							
PREVIOUS YEAR MKT VALUE				1,044,822			