



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						
																	STANDARD						
VALUATION BY																							
Tax Group: 2																Tax Dist:							
BUILDING MARKET VALUE																0							
TOTAL MARKET OB/XF VALUE																0							
TOTAL LAND VALUE - MARKET																100							
TOTAL MARKET VALUE																100							
SOH/AGL Deduction																0							
ASSESSED VALUE																100							
TOTAL EXEMPTION VALUE																04							
BASE TAXABLE VALUE																0							
TOTAL JUST VALUE																100							
NCON VALUE																0							
INCOME VALUE																							
PREVIOUS YEAR MKT VALUE																100							
DOR CODE																8000 VAC GOVERNMENTAL							
MAP NUM																MKT AREA				01			
NEIGHBORHOOD/LOC																1016.00							
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																			
TOTALS																							

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
0728/0073	4/21/1995	WD U	V	V	09	276,000	
GRANTOR: CRISHER JAMES N & VES							
GRANTEE: CITY OF FERNANDINA							
0337/0621	5/01/1981	MS U	I			240,000	
GRANTOR:							
GRANTEE:							

EXTRA FEATURES														BLD DATE				LGL 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	INC DATE	LAND DATE	AG DATE		
1230 N FLETCHER AV, FERNANDINA BEACH																					

BUILDING NOTES			

BUILDING DIMENSIONS			

LAND DESCRIPTION														TOTAL OB/XF										
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	008900	C	MUNICIPAL	0		REC	0.00	0.00	1.00	UT		1.00	1.00	1.00	100.00	100.00	100							