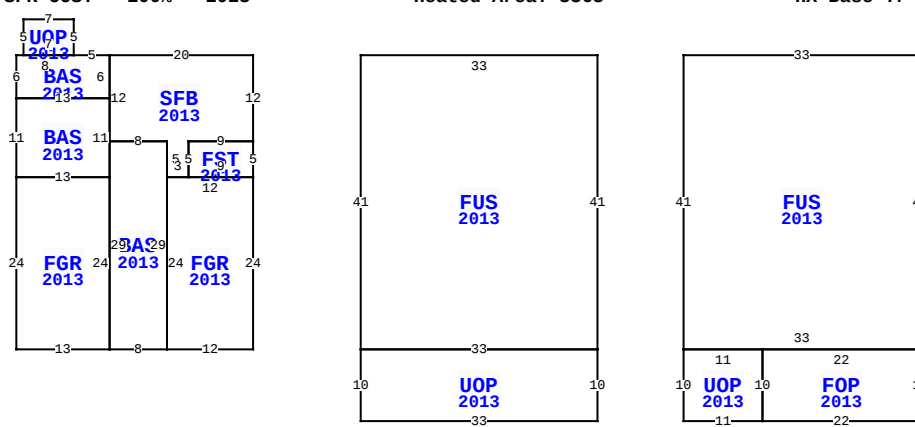


AVEILLE MICHAEL & TAMMY JO STEPHENS L/E/
341 NORTH FLETCHER AVENUE
FERNANDINA BEACH, FL 32034

00-00-31-134B-0221-0000



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	FNCI	NORM	% COND	VALUATION SUMMARY																	
Exterior Wall		10	ABOVE AVG 70							0500	11	3,879	132.7023	199.05	772,115	2013	2018	0	0	0	2.15	97.85	VALUATION BY		STANDARD														
Exterior Wall		17	CB STUCCO 30							1 SFR CUST - 100% - 2023										Heated Area: 3363										HX Base Yr									
Roof Structur		03	GABLE/HIP 100																	Tax Group: 2										Tax Dist:									
Roof Cover		03	COMP SHNGL 100																	BUILDING MARKET VALUE		755,515																	
Interior Wall		05	DRYWALL 100																	TOTAL MARKET OB/XF VALUE		16,874																	
Interior Floo		12	HARDWOOD 70																	TOTAL LAND VALUE - MARKET		265,000																	
Interior Floo		11	CLAY TILE 30																	TOTAL MARKET VALUE		1,037,389																	
Air Condition		03	CENTRAL 100																	SOH/IAGL Deduction		19,396																	
Heating Type		04	AIR DUCTED 100																	ASSESSED VALUE		1,017,993																	
Bedrooms		4	100																	TOTAL EXEMPTION VALUE		13 1,017,993																	
Bathrooms		4	100																	BASE TAXABLE VALUE		0																	
Frame Stories Units Occupancy		02 3. 0 00	WOOD FRAME 100 3. 100 0 100 NONE 100																	TOTAL JUST VALUE		1,037,389																	
										NCON VALUE		0																											
										INCOME VALUE																													
										PREVIOUS YEAR MKT VALUE		988,343																											
Quality		03	Quality Level 03																																				
DOR CODE		0100	SINGLE FAMILY																																				
MAP NUM			MKT AREA				01																																
NEIGHBORHOOD/LOC		1041.00																																					
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA		SUBAREA MARKET VALUE																																		
BAS	78	100	78		15,192																																		
BAS	143	100	143		27,852																																		
BAS	232	100	232		45,187																																		
FGR	288	55	158		30,774																																		
FGR	312	55	172		33,501																																		
FOP	220	30	66		12,855																																		
FST	45	55	25		4,869																																		
FUS	1,353	100	1,353		263,525																																		
FUS	1,353	100	1,353		263,525																																		
SFB	255	80	204		39,733																																		
TOTALS	4,754		3,879		755,515			** This building has 13 Sub-Areas																															
EXTRA FEATURES							341 N FLETCHER AVE, FERNANDINA BEACH										BLD DATE				LGL DATE		03/20/2024		MLU														
																	XF DATE				LAND DATE																		
																	INC 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	0811	CONCRETE B	0 100	0 0	911.00	SF	5.20	5.20	100	2013	2013	3	94	4,453																									
2	0810	CONCRETE A	0 100	0 0	62.00	SF	6.50	6.50	100	2013	2013	3	94	379																									
3	0504	FP-ELECTRI	0 100	0 0	1.00	UT	2,000.00	2,000.00	100	2013	2013	3	96	1,920																									
4	0810	CONCRETE A	0 100	5 4	20.00	SF	6.50	6.50	100	2013	2013	3	94	122																									
5	0410	ELEVATOR	0 100	0 0	1.00	UT	10,000.00	10,000.00	100	2013	2013	3	100	10,000																									
LAND DESCRIPTION															TOTAL OB/XF 16,874																								
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	000100	C	SFR	100	0006	R-2	50.00	100.00	50.00	FF		1.00	1.00	1.00	5,300.00	5,300.00	265,000																						
					</																																		