



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	AP	NORM	% COND	VALUATION BY																		
Exterior Wall	20	FACE BRICK 100	0100	01	1,881	108.8780	103.43	194,552	1941	1941	0	0	35	50.00	20.00	STANDARD																	
Roof Structur	03	GABLE/HIP 100	1 SINGLE FAM - 0% - 0										Heated Area: 1610										HX Base Yr										
Roof Cover	03	COMP SHNGL 100																															
Interior Wall	03	PLASTER 70																															
Interior Wall	04	PLYWOOD 30																															
Interior Floo	14	CARPET 80																															
Interior Floo	08	SHT VINYL 20																															
Air Condition	03	CENTRAL 100																															
Heating Type	04	AIR DUCTED 100																															
Bedrooms	3	100																															
Bathrooms	2	100																															
Frame	02	WOOD FRAME 100																															
Stories	1.	1. 100																															
Units	0	100																															
BUD8 Adjustme	02	DIST FB 100																															
Occupancy	00	NONE 100																															
Quality										03	Quality Level 03																						
DOR CODE										0100	SINGLE 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	1,610	100	1,610	33,304																													
FEP	280	80	224	4,634																													
STP	20	10	2	41																													
UOP	224	20	45	931																													
TOTALS										2,134		1,881	38,910																				
EXTRA FEATURES										2257 S FLETCHER AVE, FERNANDINA BEACH																							
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	0	0	0	1,311.00	SF	4.00	4.00	100	1995	1995	3	70	3,671																	
2	1242	WD DECK A	0	0	0	0	610.00	SF	10.00	10.00	100	1995	1995	3	20	1,220																	
3	0810	CONCRETE A	0	0	0	0	18.00	SF	6.50	6.50	100	1995	1995	3	70	82																	
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