

JOHNSTON DAVID C & JENNIFER R
2262 S FLETCHER AV
FERNANDINA BEACH, FL 32034

00-00-31-1360-0047-0000



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	FNCT		NORM	% COND	VALUATION SUMMARY																									
Exterior Wall		14	WD SHINGLE 70		0500	11	4,590	208.4459	312.67	1,435,155	2006	2010	0	0	0	6.50	93.50	VALUATION BY					STANDARD																				
Exterior Wall		17	CB STUCCO 30		1 SFR CUST - 100% - 2013													Heated Area: 3776													HX Base Yr 2013												
Roof Structur		03	GABLE/HIP 100															Tax Group: 2													Tax Dist:												
Roof Cover		11	SLATE 100															BUILDING MARKET VALUE													1,341,870												
Interior Wall		05	DRYWALL 100															TOTAL MARKET OB/XF VALUE													45,182												
Interior Floo		12	HARDWOOD 50															TOTAL LAND VALUE - MARKET													990,000												
Interior Floo		14	CARPET 50															TOTAL MARKET VALUE													2,376,972												
Air Condition		03	CENTRAL 100															SOH/AGL Deduction													729,338												
Heating Type		04	AIR DUCTED 100															ASSESSED VALUE													1,647,634												
Bedrooms		4	100															TOTAL EXEMPTION VALUE													HX HB 50,000												
Bedrooms		5	100															BASE TAXABLE VALUE													1,597,634												
Frame		02	WOOD FRAME 100															TOTAL JUST VALUE													2,376,972												
Stories		3.	3. 100		NCON VALUE													0																									
Units		0	100		INCOME VALUE																																						
BUD4 Adjustme		50	. 100		PREVIOUS YEAR MKT VALUE													2,228,443																									
Quality		06	Quality Level 06																																								
DOR CODE		0100	SINGLE FAMILY																																								
MAP NUM			MKT AREA				01																																				
NEIGHBORHOOD/LOC		1052.00																																									
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																																							
BAS	176	100	176	51,453																																							
FGR	328	55	180	52,623																																							
FGR	508	55	279	81,565																																							
FOP	24	30	7	2,047																																							
FOP	121	30	36	10,524																																							
FOP	372	30	112	32,743																																							
FOP	559	30	168	49,115																																							
FST	44	55	24	7,016																																							
FUS	1,578	100	1,578	461,322																																							
FUS	1,581	100	1,581	462,199																																							
TOTALS	5,884		4,590	1,341,870																																							
EXTRA FEATURES					2262 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	0855	CONC PAVER	0	100	0	0	1,948.00	SF	10.00		10.00	100	2006	2006	3	87	16,948																										
2	0861	POOL GUNIT	0	100	0	0	300.00	SF	85.00		85.00	100	2006	2006	3	44	11,220																										
3	0877	JACUZZI	0	100	0	0	1.00	UT	1,000.00		1,000.00	100	2006	2006	3	27	270																										
4	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00		2,000.00	100	2006	2006	3	90	1,800																										
5	0462	ST/AL FNC	0	100	0	0	507.00	SF	10.00		10.00	100	2006	2006	3	44	2,231																										
6	0415	BEACHWALK	0	100	0	0	370.00	SF	5.75		5.75	100	2006	2006	3	27	574																										
7	1123	CB 8"	0	100	0	0	90.00	SF	6.15		6.15	100	2006	2006	3	87	482																										
8	1123	CB 8"	0	100	0	0	69.00	SF	6.15		6.15	100	2006	2006	3	87	369																										
9	1100	VAC SYSTEM	0	100	0	0	1.00	UT	800.00		800.00	100	2006	2006	3	27	216																										
10	0410	ELEVATOR	0	100	0	0	1.00	UT	10,000.00		10,000.00	100	2006	2006	3	100	10,000																										
LAND DESCRIPTION					TOTAL OB/XF													44,110																									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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	100		R-2	50.00	250.00	50.00	FF		1.00	1.00	1.20	16,500.00	19,800.00	990,000																										

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