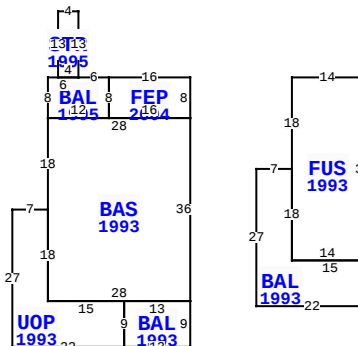


KING GENE K JR & SUE M
1719 N FLETCHER AVE
FERNANDINA BEACH, FL 32034

00-00-31-1401-007A-0141

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		10	ABOVE AVG 60		0900	01	2,289	115.4440	144.30	330,303	1981	1995	0	0	13.70	86.30	VALUATION BY STANDARD																	
Exterior Wall		16	WD FR STUC 40		1 SNGL FAM - 100% - 2021										Heated Area: 1512										HX Base Yr 2021									
Roof Structure		03	GABLE/HIP 100												BUILDING MARKET VALUE										285,051									
Roof Cover		03	COMP SHNGL 100												TOTAL MARKET OB/XF VALUE										22,771									
Interior Wall		05	DRYWALL 100												TOTAL LAND VALUE - MARKET										450,000									
Interior Floor		11	CLAY TILE 60												TOTAL MARKET VALUE										757,822									
Interior Floor		14	CARPET 40												SOH/AGL Deduction										239,362									
Air Condition		03	CENTRAL 100		ASSESSSED VALUE										518,460																			
Heating Type		04	AIR DUCTED 100		TOTAL EXEMPTION VALUE										HX HB 50,000																			
Bedrooms			3 100		BASE TAXABLE VALUE										468,460																			
Bathrooms			2 100		TOTAL JUST VALUE										757,822																			
Frame		07	SPECIAL 100		NCON VALUE										0																			
Stories		3.	3. 100		INCOME VALUE																													
Units			0 100		PREVIOUS YEAR MKT VALUE										745,828																			
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		1056.00																																
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																														
BAL	117	15	18	2,241																														
BAL	324	15	49	6,102																														
BAL	96	15	14	1,743																														
BAS	1,008	100	1,008	125,527																														
FEP	128	80	102	12,702																														
FUS	504	100	504	62,763																														
STR	52	10	5	623																														
UGR	1,008	45	454	56,537																														
UOP	324	20	65	8,095																														
UOP	350	20	70	8,717																														
TOTALS	3,911		2,289	285,051																														
EXTRA FEATURES					1719 N FLETCHER AVE, FERNANDINA BEACH										BLD DATE						LGL DATE													
															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	0810	CONCRETE A	0 100	0	0	1,985.00	SF	6.50	6.50	100	1983	1983	3	41	5,290																			
2	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1981	1981	3	49	1,715																			
3	0810	CONCRETE A	0 100	8	21	168.00	SF	6.50	6.50	100	1984	1984	3	44	480																			
4	0861	POOL GUNIT	0 100	0	0	505.00	SF	85.00	85.00	100	1995	1995	3	20	8,585																			
5	0845	KOOL DECK	0 100	0	0	1,175.00	SF	7.25	7.25	100	1995	1995	3	70	5,963																			
6	0350	CARPORT WD	0 100	0	0	120.00	SF	9.36	9.36	100	1995	1995	3	20	225																			
7	0820	WOOD WALK	0 100	13	8	104.00	SF	11.75	11.75	100	1995	1995	3	40	489																			
8	1242	WD DECK A	0 100	3	4	12.00	SF	10.00	10.00	100	1990	1990	3	20	24																			
LAND DESCRIPTION																	TOTAL OB/XF 22,771																	
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	000100	C	SFR	100	0006	R-1	50.00	150.00	50.00	FF		1.00	1.00	1.00	9,000.00	9,000.00	450,000																	