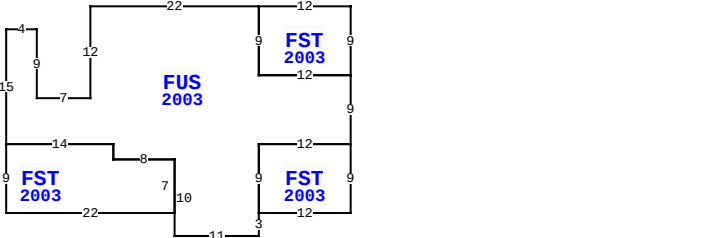


CURRAN DANIEL R & KAREN M
1850 SEMINOLE RD
JACKSONVILLE, FL 32205

00-00-31-1460-0002-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
ELEMENT		CD	CONSTRUCTION		TYP	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 100		0500	01	3,413	134.0900	201.14	686,491	1976	2002		0		0	10.50	89.50	VALUATION BY					STANDARD					
Roof Structur		08	IRREGULAR 100		1 SFR CUST - 0% - 0														Heated Area: 2236					HX Base Yr					
Roof Cover		11	SLATE 100																BUILDING MARKET VALUE					614,489					
Interior Wall		05	DRYWALL 90																TOTAL MARKET OB/XF VALUE					21,016					
Interior Wall		06	CUST PANEL 10																TOTAL LAND VALUE - MARKET					1,237,500					
Interior Floo		12	HARDWOOD 90																TOTAL MARKET VALUE					1,872,925					
Interior Floo		19	MARBLE 10																SOH/AGL Deduction					42,000					
Air Condition		03	CENTRAL 100																ASSESSED VALUE					1,830,925					
Heating Type		04	AIR DUCTED 100		TOTAL EXEMPTION VALUE					0																			
Bedrooms			3 100		BASE TAXABLE VALUE					1,830,925																			
Bathrooms			3.5 100		TOTAL JUST VALUE					1,872,925																			
Frame		07	SPECIAL 100		NCON VALUE					0																			
Stories		3.	3. 100		INCOME VALUE																								
Units			0 100		PREVIOUS YEAR MKT VALUE					1,733,862																			
BUD8 Adjustme		02	DIST FB 100																										
Occupancy		00	NONE 100																										
Quality		05	Quality Level 05																										
DOR CODE		0100	SINGLE FAMILY																										
MAP NUM			MKT AREA		01																								
NEIGHBORHOOD/LOC		1051.00																											
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																									
BAS	152	100	152	27,363																									
FEP	110	80	88	15,842																									
FGR	494	55	272	48,965																									
FOP	20	30	6	1,080																									
FOP	230	30	69	12,422																									
FST	108	55	59	10,621																									
FST	108	55	59	10,621																									
FST	182	55	100	18,002																									
FST	659	55	362	65,168																									
FUS	1,030	100	1,030	185,421																									
TOTALS	4,507		3,413	614,409																									
EXTRA FEATURES					1324 S 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	05/07/2024 MLU													
1	0858	SCULP CONC	0	0	0	0	1,165.00	SF13.00	13.00	100	2003	2003	3	95	14,388														
2	0877	JACUZZI	0	0	0	0	1.00	UT1,000.00	1,000.00	100	2003	2003	3	21	210														
3	1244	WD DECK EX	0	0	10	22	220.00	SF18.50	18.50	100	2003	2003	3	32	1,302														
4	0462	ST/AL FNC	0	0	42	4	168.00	SF15.00	15.00	100	2003	2003	3	32	806														
5	1244	WD DECK EX	0	0	75	4	300.00	SF24.98	24.98	100	2003	2003	3	32	2,398														
6	1244	WD DECK EX	0	0	19	4	76.00	SF21.28	21.28	100	2003	2003	3	32	517														
7	0416	DUNEWALKS	0	0	51	4	204.00	SF15.00	15.00	100	2003	2003	3	21	643														
8	1244	WD DECK EX	0	0	10	11	110.00	SF18.50	18.50	100	2003	2003	3	32	651														
9	1242	WD DECK A	0	0	8	4	32.00	SF15.00	15.00	100	2003	2003	3	21	101														
LAND DESCRIPTION					TOTAL OB/XF 21,016																								
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	0	00006	R-1	75.00	125.00	75.00	FF		1.00	1.00	1.00	16,500.00	16,500.00	1,237,500												