

LOT 10
IN OR 2079/981
MIRAMAR BEACH PB 2/61

BYRON BRYN M
1438 S FLETCHER AVE
FERNANDINA BEACH, FL 32034

2024

00-00-31-1460-0010-0000



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	PAGE 1 of 1 2																												
Exterior Wall	17	CB STUCCO 50	0500	01	1,969	120.4420	180.66	355,720	1960	1995	0	0	0	14.00	86.00	VALUATION SUMMARY																											
Exterior Wall	23	REINF CONC 50	1 SFR CUST - 100% - 2018													Heated Area: 1546													HX Base Yr 2018														
Roof Structur	03	GABLE/HIP 100																VALUATION BY													STANDARD												
Roof Cover	12	MODULAR MT 100																Tax Group: 2													Tax Dist:												
Interior Wall	03	PLASTER 50																BUILDING MARKET VALUE													305,919												
Interior Wall	04	PLYWOOD 50																TOTAL MARKET OB/XF VALUE													26,592												
Interior Floo	12	HARDWOOD 70																TOTAL LAND VALUE - MARKET													1,237,500												
Interior Floo	15	HARDTILE 30																TOTAL MARKET VALUE													1,570,011												
Air Condition	03	CENTRAL 100																SOH/AGL Deduction													449,429												
Heating Type	04	AIR DUCTED 100																ASSESSED VALUE													1,120,582												
Bedrooms	3	100																TOTAL EXEMPTION VALUE													HX HB 50,000												
Bathrooms	2	100																BASE TAXABLE VALUE													1,070,582												
Frame	04	REIN CONC 100	TOTAL JUST VALUE													1,570,011																											
Stories	1.	1. 100	NCON VALUE													0																											
Units	0	100	INCOME VALUE																																								
BUD8 Adjustme	02	DIST FB 100	PREVIOUS YEAR MKT VALUE													1,443,931																											
Occupancy	00	NONE 100																																									
Quality			03	Quality Level 03																																							
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																																							
BAL	128	15	19	2,952																																							
BAS	1,546	100	1,546	240,198																																							
DCX	20	15	3	466																																							
DCX	274	15	41	6,370																																							
FGR	273	55	150	23,305																																							
FOP	253	30	76	11,808																																							
FOP	448	30	134	20,819																																							
TOTALS			2,942	1,969	305,919																																						
EXTRA FEATURES					1438 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	0858	SCULP CONC	0	100	0	0			1,221.00	SF	13.00				13.00	100	2005	2005	3	96	15,238																						
2	0858	SCULP CONC	0	100	0	0			197.00	SF	13.00				13.00	100	2005	2005	3	96	2,459																						
3	0858	SCULP CONC	0	100	82	3			246.00	SF	13.00				13.00	100	2005	2005	3	96	3,070																						
4	0416	DUNEWALKS	0	100	0	0			322.00	SF	15.00				15.00	100	1995	1995	3	20	966																						
5	1131	REINFR	8	0	100	0	0		423.00	SF	9.45				9.45	100	2005	2005	3	96	3,837																						
6	0479	VF PICKET	0	100	0	0			73.00	LF	10.00				10.00	100	2005	2005	3	66	482																						
7	0968	STAIRS	0	100	0	0			1.00	SF	2,000.00				2,000.00	27	2005	2005	3	27	540																						
LAND DESCRIPTION					TOTAL OB/XF													26,592																									
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	0006	R-1	75.00	150.00	75.00	FF		1.00	1.00	1.00	16,500.00	16,500.00	1,237,500																										
REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 1,237,500 Market: 0 Agricultural: 0 Common: 1,237,500 PRINTED 08/06/2024 BY SYS																																											