

LOT 82 &
PARCELS 12 & 12-1 SEC 20-3N-29
IN OR 2517/1683

EZZELL STANLEY & IVEY
1437 S FLETCHER AVENUE
FERNANDINA BEACH, FL 32034

2024

00-00-31-1460-0082-0000



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	10	ABOVE AVG 100	0500	12	4,921	208.3866	312.58	1,538,206	2006	2016	0	0	0	3.00	97.00	VALUATION SUMMARY										
Roof Structure	08	IRREGULAR 100	1 SFR CUST - 100% - 2024										Heated Area: 4076				HX Base Yr 2024									
Roof Cover	12	MODULAR MT 100																								
Interior Wall	05	DRYWALL 100																								
Interior Floor	12	HARDWOOD 60																								
Interior Floor	15	HARDTILE 40																								
Air Condition	03	CENTRAL 100																								
Heating Type	04	AIR DUCTED 100																								
Bedrooms		3 100																								
Bathrooms		4 100																								
Frame	02	WOOD FRAME 100																								
Stories	1.5	1.5 100																								
Units		0 100																								
BUD8 Adjustme	02	DIST FB 100																								
Quality			06	Quality Level 06																						
DOR CODE			0100	SINGLE FAMILY																						
MAP NUM				MKT AREA																	01					
NEIGHBORHOOD/LOC			1057.00																							
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																						
BAL	441	15	66	20,011																						
BAS	2,398	100	2,398	727,080																						
FGR	1,013	55	557	168,884																						
FOP	88	30	26	7,883																						
FOP	441	30	132	40,023																						
FSP	159	40	64	19,405																						
FUS	1,678	100	1,678	508,774																						
TOTALS			6,218		4,921	1,492,060																				
EXTRA FEATURES					1437 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	0810	CONCRETE A	0	100	0	0	4,815.00	SF	6.50	6.50	100	2006	2006	3	87	27,229										
3	0819	CONC 12"	0	100	5	5	25.00	SF	19.00	19.00	100	2006	2006	3	87	413										
4	0819	CONC 12"	0	100	4	6	24.00	SF	9.50	9.50	100	2006	2006	3	87	198										
5	1131	REINFR 8	0	100	164	4	656.00	SF	9.45	9.45	100	2006	2006	3	96	5,951										
6	1131	REINFR 8	0	100	24	38	912.00	SF	6.30	6.30	100	2006	2006	3	96	5,516										
7	0476	VF 6 SBPL	0	100	0	0	360.00	LF	32.00	32.00	100	2006	2006	3	69	7,949										
9	0861	POOL GUNIT	0	100	0	0	480.00	SF	85.00	85.00	100	2024	2023		100	40,800										
10	0871	POOL HTR R	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2024	2023		100	2,000										
11	0855	CONC PAVER	0	100	0	0	1,578.00	SF	10.00	10.00	100	2024	2023		100	15,780										
TOTAL OB/XF																	105,836									
LAND DESCRIPTION																										
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	71.00	138.00	71.00	FF		1.00	1.00	1.00	6,400.00	6,400.00	454,400									