

RIORDAN DAVID M & ELIZABETH D
1295 S FLETCHER AVE
FERNANDINA BEACH, FL 32034

00-00-31-1460-0092-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																			
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1																			
ELEMENT	CD									TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND																	
Exterior Wall	10	ABOVE AVG 60								0900	11	3,316	144.8890	181.11		600,561	1947	2000	0	0	0	13.50	86.50																
Exterior Wall	20	FACE BRICK 40								1 SNGL FAM - 100% - 2023										Heated Area: 2929										HX Base Yr 2023									
Roof Structure	03	GABLE/HIP 100																																					