

BLOCK 5 LOT 1
ESMT IN OR 771/1630
IN OR 1819/1298

GIBBS PAUL A & ELIZABETH
603 S FLETCHER AVE
FERNANDINA BEACH, FL 32034

2024

00-00-31-1520-0005-0010



BUILDING CHARACTERISTICS				
ELEMENT	CD	CONSTRUCTION		
Exterior Wall	10	ABOVE AVG 100		
Roof Structur	03	GABLE/HIP 100		
Roof Cover	03	COMP SHNGL 100		
Interior Wall	06	CUST PANEL 60		
Interior Wall	05	DRYWALL 40		
Interior Floo	11	CLAY TILE 50		
Interior Floo	14	CARPET 50		
Air Condition	03	CENTRAL 100		
Heating Type	04	AIR DUCTED 100		
Bedrooms		6 100		
Bathrooms		5 100		
Frame	03	MASONRY 100		
Stories	1.5	1.5 100		
Units		0 100		
BUD8 Adjustme	02	DIST FB 100		
Occupancy	00	NONE 100		
Quality	04	Quality Level 04		
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	50	15	8	1,205
BAS	2,351	100	2,351	354,095
FOP	192	30	58	8,735
FUS	825	100	825	124,257
FUS	936	100	936	140,975
STP	20	10	2	301
STR	44	10	4	603
UOP	168	20	34	5,121
UOP	234	20	47	7,079
TOTALS	4,820		4,265	642,372

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	01	4,265	112.8204	169.23	721,766	1950	2000	0	0	0 11.00	89.00
1 SFR CUST - 100% - 2016											
Heated Area: 4112											
HX Base Yr 2016											
603 S FLETCHER AVE, FERNANDINA BEACH											
BLD DATE XF DATE INC DATE											
LGL DATE LAND DATE AG DATE											
03/20/2024 MLU											

NASSAU COUNTY PROPERTY					PAGE 1 of 2		2
VALUATION SUMMARY							
VALUATION BY				STANDARD			
Tax Group: 2				Tax Dist:			
BUILDING MARKET VALUE				642,372			
TOTAL MARKET OB/XF VALUE				49,014			
TOTAL LAND VALUE - MARKET				408,000			
TOTAL MARKET VALUE				1,099,386			
SOH/AGL Deduction				637,293			
ASSESSED VALUE				462,093			
TOTAL EXEMPTION VALUE				HX HB		50,000	
BASE TAXABLE VALUE				412,093			
TOTAL JUST VALUE				1,099,386			
NCON VALUE				0			
INCOME VALUE							
PREVIOUS YEAR MKT VALUE				944,324			

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1980
2	0810	CONCRETE A	0 100	20	4	80.00	SF	6.50	6.50	100	1970
3	0504	FP-ELECTRI	0 100	0	0	1.00	UT	2,000.00	2,000.00	100	1980
4	0810	CONCRETE A	0 100	28	27	756.00	SF	6.50	6.50	100	1996
5	0861	POOL GUNIT	0 100	0	0	324.00	SF	85.00	85.00	100	2014
6	0855	CONC PAVER	0 100	0	0	908.00	SF	7.00	7.00	100	2014
7	0855	CONC PAVER	0 100	0	0	495.00	SF	7.00	7.00	100	2014
8	0855	CONC PAVER	0 100	0	0	656.00	SF	7.00	7.00	100	2014
9	0476	VF 6 SBPL	0 100	0	0	120.00	LF	32.00	32.00	100	2014
10	0475	VF 4 SBPL	0 100	0	0	36.00	LF	14.00	14.00	100	2014

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	SFR	100	0006	R-1	75.00	102.00	75.00	FF	1.00
TOTAL OB/XF 44,331											
TOT ADJ	% COND	DPTH FACT	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR
0.85	1.00	1.00	6,400.00	5,440.00	408,000						
REVIEW DATE 03/21/2024 BY KBA											
Total Acres: 0.00 Total Land Value: 408,000 Market: 0 Agricultural: 0 Common: 408,000											

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