



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													
Exterior Wall		10	ABOVE AVG 100		0500		01	2,023	122.8626	184.29		372,819		1996	1996		0	0	0	13.00	87.00	VALUATION SUMMARY										
Roof Structure		03	GABLE/HIP 100		1		SFR CUST - 0% - 0		Heated Area: 1686										HX Base Yr													
Roof Cover		03	COMP SHNGL 100																													
Interior Wall		05	DRYWALL 100																													
Interior Floor		11	CLAY TILE 80																													
Interior Floor		14	CARPET 20																													
Air Condition		03	CENTRAL 100																													
Heating Type		04	AIR DUCTED 100																													
Bedrooms			2 100																													
Bathrooms			2 100																													
Frame		07	SPECIAL 100																													
Stories		2.5	2.5 100																													
Units			0 100																													
Occupancy		00	NONE 100																													
Quality		04	Quality Level 04																													
DOR CODE		0100	SINGLE FAMILY																													
MAP NUM			MKT AREA																													
NEIGHBORHOOD/LOC		1051.00																														
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																												
BAL	700	15	105	16,835																												
BAS	1,080	100	1,080	173,159																												
FOP	18	30	5	801																												
FUS	606	100	606	97,162																												
UGR	504	45	227	36,396																												
TOTALS					2,908		2,023	324,353																								
EXTRA FEATURES					812 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	0	0	0	1,196.00	SF	6.50	6.50	100	1996	1996	3	72	5,597																
2	0416	DUNEWALKS	0	0	31	3	93.00	SF	15.00	15.00	100	1996	1996	3	20	279																
3	1241	WD DECK G	0	0	3	3	9.00	UT	15.53	15.53	100	1996	1996	3	24	34																