

382 S FLETCHER LLC
4076 MIZNER COURT
JACKSONVILLE, FL 32217

00-00-31-155A-0203-0000

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	VALUATION SUMMARY														
Floor			2 100		1552100		948				1983	1983	100	100		0		VALUATION BY					STANDARD									
Recreation	POOL		POOL 100		1 CONDO - 0% - 0													HX Base Yr					Tax Group: 2					Tax Dist:				
Location	INTERIOR		INTERIOR 100																				BUILDING MARKET VALUE					600,650				
View Lump Sum	OCEAN		OCEAN 100																				TOTAL MARKET OB/XF VALUE					0				
Desirable 2nd Floor	2ND FLOOR		2ND FLOOR 100																				TOTAL LAND VALUE - MARKET					0				
Balcony	FOP		FOP 100																				TOTAL MARKET VALUE					600,650				
Parking	OPEN/COVER		OPEN/COVER 100																				SOH/AGL Deduction					80,860				
Bedrooms			2 100																				ASSESSED VALUE					519,790				
Bathrooms			2 100																				TOTAL EXEMPTION VALUE					0				
Oth Rooms			2 100																				BASE TAXABLE VALUE					519,790				
																							TOTAL JUST VALUE					600,650				
																							NCON VALUE					0				
																							INCOME VALUE									
																							PREVIOUS YEAR MKT VALUE					589,375				
Quality		03	Quality Level 03																													
DOR CODE		0400	CONDOMINIUM																													
MAP NUM			MKT AREA		01																											
NEIGHBORHOOD/LOC		1089.00																														
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																												
TOTALS	948		948																													
EXTRA FEATURES				382 S FLETCHER AVE 203, 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																
LAND DESCRIPTION																	TOTAL OB/XF 0															
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV								
REVIEW DATE		10/14/2021		BY	JW		Total Acres: 0.00		Total Land Value: 0		Market: 0		Agricultural: 0		Common: 0		PRINTED 08/06/2024 BY SYS															