

LOT 2  
PT OR 2273/978  
OCEANS EIGHT PB 5/41

SMITH LVG TRUST/SMITH ROSE ANNE M TRUSTEE  
1417 NORTH FLETCHER AVE  
FERNANDINA BEACH, FL 32034

2024

00-00-31-155E-0002-0000



| 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                                                                                                                                 | 16               | WD FR STUC 80    | 0500                                                                                                                                                                                                                                                                                                                                                                                                                          | 01                   | 1,989                                 | 115.8654    | 173.80         | 345,688        | 1986        | 1990      | 0           | 0        | 0      | 16.50           | 83.50         | VALUATION BY STANDARD     |                        |                                 |      |         |      |     |    |        |  |  |  |  |                 |  |  |  |  |  |  |  |  |  |  |  |  |
| Exterior Wall                                                                                                                                 | 12               | CEDAR 20         | 1 SFR CUST - 100% - 1995                                                                                                                                                                                                                                                                                                                                                                                                      |                      |                                       |             |                |                |             |           |             |          |        |                 |               | Heated Area: 1296         |                        |                                 |      |         |      |     |    |        |  |  |  |  | HX Base Yr 1995 |  |  |  |  |  |  |  |  |  |  |  |  |
| Roof Structure                                                                                                                                | 03               | GABLE/HIP 100    | <div><div><div>4</div><div>32</div><div>4</div><div>26</div><div>13</div><div>5</div><div>13</div><div>36</div></div><div><div>12</div><div>36</div><div>9</div><div>5</div><div>15</div><div>36</div></div><div><div>13</div><div>5</div><div>13</div><div>36</div></div><div><div>5</div><div>36</div><div>5</div><div>36</div></div></div> <div>FOP 2008</div> <div>FGR 1993</div> <div>BAS 2008</div> <div>BAS 1993</div> |                      |                                       |             |                |                |             |           |             |          |        |                 |               | Tax Group: 2              |                        |                                 |      |         |      |     |    |        |  |  |  |  | Tax Dist:       |  |  |  |  |  |  |  |  |  |  |  |  |
| Roof Cover                                                                                                                                    | 03               | COMP SHNGL 100   |                                                                                                                                                                                                                                                                                                                                                                                                                               |                      |                                       |             |                |                |             |           |             |          |        |                 |               | BUILDING MARKET VALUE     |                        |                                 |      |         |      |     |    |        |  |  |  |  | 288,649         |  |  |  |  |  |  |  |  |  |  |  |  |
| Interior Wall                                                                                                                                 | 05               | DRYWALL 100      |                                                                                                                                                                                                                                                                                                                                                                                                                               |                      |                                       |             |                |                |             |           |             |          |        |                 |               | TOTAL MARKET OB/XF VALUE  |                        |                                 |      |         |      |     |    |        |  |  |  |  | 10,383          |  |  |  |  |  |  |  |  |  |  |  |  |
| Interior Floor                                                                                                                                | 14               | CARPET 80        |                                                                                                                                                                                                                                                                                                                                                                                                                               |                      |                                       |             |                |                |             |           |             |          |        |                 |               | TOTAL LAND VALUE - MARKET |                        |                                 |      |         |      |     |    |        |  |  |  |  | 450,000         |  |  |  |  |  |  |  |  |  |  |  |  |
| Interior Floor                                                                                                                                | 07               | CORK/VTILE 20    |                                                                                                                                                                                                                                                                                                                                                                                                                               |                      |                                       |             |                |                |             |           |             |          |        |                 |               | TOTAL MARKET VALUE        |                        |                                 |      |         |      |     |    |        |  |  |  |  | 749,032         |  |  |  |  |  |  |  |  |  |  |  |  |
| Air Condition                                                                                                                                 | 03               | CENTRAL 100      |                                                                                                                                                                                                                                                                                                                                                                                                                               |                      |                                       |             |                |                |             |           |             |          |        |                 |               | SOH/AGL Deduction         |                        |                                 |      |         |      |     |    |        |  |  |  |  | 546,491         |  |  |  |  |  |  |  |  |  |  |  |  |
| Heating Type                                                                                                                                  | 04               | AIR DUCTED 100   |                                                                                                                                                                                                                                                                                                                                                                                                                               |                      |                                       |             |                |                |             |           |             |          |        |                 |               | ASSESSED VALUE            |                        |                                 |      |         |      |     |    |        |  |  |  |  | 202,541         |  |  |  |  |  |  |  |  |  |  |  |  |
| Bedrooms                                                                                                                                      | 3                | 100              |                                                                                                                                                                                                                                                                                                                                                                                                                               |                      |                                       |             |                |                |             |           |             |          |        |                 |               | TOTAL EXEMPTION VALUE     |                        |                                 |      |         |      |     |    |        |  |  |  |  | HX HB WX 55,000 |  |  |  |  |  |  |  |  |  |  |  |  |
| Bathrooms                                                                                                                                     | 2                | 100              |                                                                                                                                                                                                                                                                                                                                                                                                                               |                      |                                       |             |                |                |             |           |             |          |        |                 |               | BASE TAXABLE VALUE        |                        |                                 |      |         |      |     |    |        |  |  |  |  | 147,541         |  |  |  |  |  |  |  |  |  |  |  |  |
| Frame                                                                                                                                         | 07               | SPECIAL 100      |                                                                                                                                                                                                                                                                                                                                                                                                                               |                      |                                       |             |                |                |             |           |             |          |        |                 |               | TOTAL JUST VALUE          |                        |                                 |      |         |      |     |    |        |  |  |  |  | 749,032         |  |  |  |  |  |  |  |  |  |  |  |  |
| Stories                                                                                                                                       | 2.               | 100              | NCON VALUE                                                                                                                                                                                                                                                                                                                                                                                                                    |                      |                                       |             |                |                |             |           |             |          |        |                 |               | 0                         |                        |                                 |      |         |      |     |    |        |  |  |  |  |                 |  |  |  |  |  |  |  |  |  |  |  |  |
| Units                                                                                                                                         | 0                | 100              | INCOME VALUE                                                                                                                                                                                                                                                                                                                                                                                                                  |                      |                                       |             |                |                |             |           |             |          |        |                 |               |                           |                        |                                 |      |         |      |     |    |        |  |  |  |  |                 |  |  |  |  |  |  |  |  |  |  |  |  |
| BUD8 Adjustme                                                                                                                                 | 02               | DIST FB 100      | PREVIOUS YEAR MKT VALUE                                                                                                                                                                                                                                                                                                                                                                                                       |                      |                                       |             |                |                |             |           |             |          |        |                 |               | 736,643                   |                        |                                 |      |         |      |     |    |        |  |  |  |  |                 |  |  |  |  |  |  |  |  |  |  |  |  |
| Occupancy                                                                                                                                     | 00               | NONE 100         |                                                                                                                                                                                                                                                                                                                                                                                                                               |                      |                                       |             |                |                |             |           |             |          |        |                 |               |                           |                        |                                 |      |         |      |     |    |        |  |  |  |  |                 |  |  |  |  |  |  |  |  |  |  |  |  |
| Quality                                                                                                                                       | 04               | Quality Level 04 |                                                                                                                                                                                                                                                                                                                                                                                                                               |                      |                                       |             |                |                |             |           |             |          |        |                 |               |                           |                        |                                 |      |         |      |     |    |        |  |  |  |  |                 |  |  |  |  |  |  |  |  |  |  |  |  |
| DOR CODE                                                                                                                                      | 0100             | SINGLE FAMILY    |                                                                                                                                                                                                                                                                                                                                                                                                                               |                      |                                       |             |                |                |             |           |             |          |        |                 |               |                           |                        |                                 |      |         |      |     |    |        |  |  |  |  |                 |  |  |  |  |  |  |  |  |  |  |  |  |
| MAP NUM                                                                                                                                       |                  | MKT AREA         | 01                                                                                                                                                                                                                                                                                                                                                                                                                            |                      |                                       |             |                |                |             |           |             |          |        |                 |               |                           |                        |                                 |      |         |      |     |    |        |  |  |  |  |                 |  |  |  |  |  |  |  |  |  |  |  |  |
| NEIGHBORHOOD/LOC                                                                                                                              | 1056.00          |                  |                                                                                                                                                                                                                                                                                                                                                                                                                               |                      |                                       |             |                |                |             |           |             |          |        |                 |               |                           |                        |                                 |      |         |      |     |    |        |  |  |  |  |                 |  |  |  |  |  |  |  |  |  |  |  |  |
| AREA TYPE                                                                                                                                     | TOTAL GROSS AREA | PCT OF BASE      | TOT ADJ AREA                                                                                                                                                                                                                                                                                                                                                                                                                  | SUBAREA MARKET VALUE |                                       |             |                |                |             |           |             |          |        |                 |               |                           |                        |                                 |      |         |      |     |    |        |  |  |  |  |                 |  |  |  |  |  |  |  |  |  |  |  |  |
| BAS                                                                                                                                           | 1,251            | 100              | 1,251                                                                                                                                                                                                                                                                                                                                                                                                                         | 181,549              |                                       |             |                |                |             |           |             |          |        |                 |               |                           |                        |                                 |      |         |      |     |    |        |  |  |  |  |                 |  |  |  |  |  |  |  |  |  |  |  |  |
| BAS                                                                                                                                           | 45               | 100              | 45                                                                                                                                                                                                                                                                                                                                                                                                                            | 6,531                |                                       |             |                |                |             |           |             |          |        |                 |               |                           |                        |                                 |      |         |      |     |    |        |  |  |  |  |                 |  |  |  |  |  |  |  |  |  |  |  |  |
| FGR                                                                                                                                           | 1,215            | 55               | 668                                                                                                                                                                                                                                                                                                                                                                                                                           | 96,942               |                                       |             |                |                |             |           |             |          |        |                 |               |                           |                        |                                 |      |         |      |     |    |        |  |  |  |  |                 |  |  |  |  |  |  |  |  |  |  |  |  |
| FOP                                                                                                                                           | 16               | 30               | 5                                                                                                                                                                                                                                                                                                                                                                                                                             | 726                  |                                       |             |                |                |             |           |             |          |        |                 |               |                           |                        |                                 |      |         |      |     |    |        |  |  |  |  |                 |  |  |  |  |  |  |  |  |  |  |  |  |
| FOP                                                                                                                                           | 65               | 30               | 20                                                                                                                                                                                                                                                                                                                                                                                                                            | 2,902                |                                       |             |                |                |             |           |             |          |        |                 |               |                           |                        |                                 |      |         |      |     |    |        |  |  |  |  |                 |  |  |  |  |  |  |  |  |  |  |  |  |
| TOTALS                                                                                                                                        | 2,592            |                  | 1,989                                                                                                                                                                                                                                                                                                                                                                                                                         | 288,649              |                                       |             |                |                |             |           |             |          |        |                 |               |                           |                        |                                 |      |         |      |     |    |        |  |  |  |  |                 |  |  |  |  |  |  |  |  |  |  |  |  |
| EXTRA FEATURES                                                                                                                                |                  |                  |                                                                                                                                                                                                                                                                                                                                                                                                                               |                      | 1417 N FLETCHER AVE, FERNANDINA BEACH |             |                |                |             |           |             |          |        |                 |               |                           |                        | BLD DATE 07/15/2014 KK LGL DATE |      |         |      |     |    |        |  |  |  |  |                 |  |  |  |  |  |  |  |  |  |  |  |  |
| 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         | XF DATE LAND DATE AG DATE |                        |                                 |      |         |      |     |    |        |  |  |  |  |                 |  |  |  |  |  |  |  |  |  |  |  |  |
| 1                                                                                                                                             | 0810             | CONCRETE A       | 0                                                                                                                                                                                                                                                                                                                                                                                                                             | 100                  | 0                                     | 0           | 1,243.00       | SF 6.50        | 6.50        | 100       | 1986        | 1986     | 3      | 49.5            | 3,999         |                           |                        |                                 |      |         |      |     |    |        |  |  |  |  |                 |  |  |  |  |  |  |  |  |  |  |  |  |
| 2                                                                                                                                             | 0819             | CONC 12"         | 0                                                                                                                                                                                                                                                                                                                                                                                                                             | 100                  | 0                                     | 0           | 877.00         | SF 4.75        | 4.75        | 100       | 1986        | 1986     | 3      | 49.5            | 2,062         |                           |                        |                                 |      |         |      |     |    |        |  |  |  |  |                 |  |  |  |  |  |  |  |  |  |  |  |  |
| 3                                                                                                                                             | 0810             | CONCRETE A       | 0                                                                                                                                                                                                                                                                                                                                                                                                                             | 100                  | 0                                     | 0           | 116.00         | SF 6.50        | 6.50        | 100       | 1996        | 1996     | 3      | 72              | 543           |                           |                        |                                 |      |         |      |     |    |        |  |  |  |  |                 |  |  |  |  |  |  |  |  |  |  |  |  |
| 4                                                                                                                                             | 1241             | WD DECK G        | 0                                                                                                                                                                                                                                                                                                                                                                                                                             | 100                  | 0                                     | 0           | 540.00         | UT 15.53       | 15.53       | 100       | 1988        | 1988     | 3      | 20              | 1,677         |                           |                        |                                 |      |         |      |     |    |        |  |  |  |  |                 |  |  |  |  |  |  |  |  |  |  |  |  |
| 5                                                                                                                                             | 1241             | WD DECK G        | 0                                                                                                                                                                                                                                                                                                                                                                                                                             | 100                  | 0                                     | 0           | 529.00         | UT 15.53       | 15.53       | 100       | 1996        | 1996     | 3      | 24              | 1,971         |                           |                        |                                 |      |         |      |     |    |        |  |  |  |  |                 |  |  |  |  |  |  |  |  |  |  |  |  |
| 6                                                                                                                                             | 1241             | WD DECK G        | 0                                                                                                                                                                                                                                                                                                                                                                                                                             | 100                  | 0                                     | 0           | 38.00          | UT 14.38       | 14.38       | 100       | 1996        | 1996     | 3      | 24              | 131           |                           |                        |                                 |      |         |      |     |    |        |  |  |  |  |                 |  |  |  |  |  |  |  |  |  |  |  |  |
| LAND DESCRIPTION                                                                                                                              |                  |                  |                                                                                                                                                                                                                                                                                                                                                                                                                               |                      | TOTAL OB/XF 10,383                    |             |                |                |             |           |             |          |        |                 |               |                           |                        |                                 |      |         |      |     |    |        |  |  |  |  |                 |  |  |  |  |  |  |  |  |  |  |  |  |
| L N                                                                                                                                           | USE CODE         | CLS              | LAND USE DESCRIPTION                                                                                                                                                                                                                                                                                                                                                                                                          | CAP                  | R D                                   | LOC ZONE    | FRONT          | DEPTH          | TOT LND UTS | UNIT TYPE | D T         | DPH 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         | 50.00          | 188.00         | 50.00       | FF        |             | 1.00     | 1.00   | 1.00            | 9,000.00      | 9,000.00                  | 450,000                |                                 |      |         |      |     |    |        |  |  |  |  |                 |  |  |  |  |  |  |  |  |  |  |  |  |
| REVIEW DATE 10/04/2019 BY DJA Total Acres: 0.00 Total Land Value: 450,000 Market: 0 Agricultural: 0 Common: 450,000 PRINTED 08/06/2024 BY SYS |                  |                  |                                                                                                                                                                                                                                                                                                                                                                                                                               |                      |                                       |             |                |                |             |           |             |          |        |                 |               |                           |                        |                                 |      |         |      |     |    |        |  |  |  |  |                 |  |  |  |  |  |  |  |  |  |  |  |  |