



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																		
															VALUATION BY STANDARD																				
					Tax Group: 2										Tax Dist:																				
					BUILDING MARKET VALUE										0																				
					TOTAL MARKET OB/XF VALUE										0																				
					TOTAL LAND VALUE - MARKET										0																				
					TOTAL MARKET VALUE										0																				
					SOH/AGL Deduction										0																				
					ASSESSED VALUE										0																				
					TOTAL EXEMPTION VALUE										0																				
					BASE TAXABLE VALUE										0																				
DOR CODE					H. HEADER RECORD																														
MAP NUM					MKT AREA					01																									
NEIGHBORHOOD/LOC					1103.00																														
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																															
TOTALS																																			
EXTRA FEATURES					1631 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																				
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	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV											
REVIEW DATE 02/01/2024 BY KBA Total Acres: 0.00 Total Land Value: 0 Market: 0 Agricultural: 0 Common: 0 PRINTED 08/06/2024 BY SYS																																			