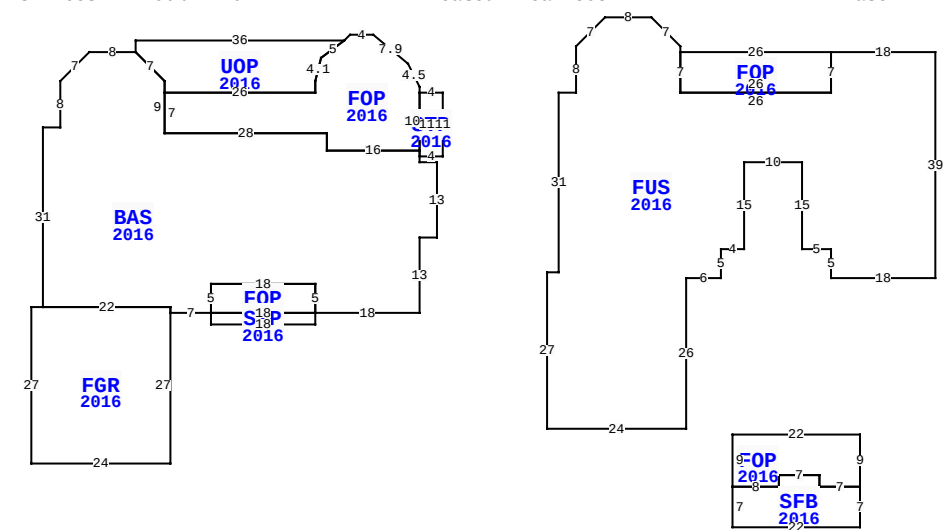


AGRICOLA WILLIAM L II & BELINDA S
3670 S FLETCHER AV
FERNANDINA BEACH, FL 32034

00-00-31-1680-0005-0010

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																	
Exterior Wall		10	ABOVE AVG 100		0500	12	5,756	267.3918	401.09	2,308,674	2016		0	0	0	3.00	97.00	VALUATION BY		STANDARD														
Roof Structure		08	IRREGULAR 100		2 SFR CUST - 100% - 2017										Heated Area: 5054 HX Base Yr 2017										Tax Group: 2		Tax Dist:							
Roof Cover		11	SLATE 100												BUILDING MARKET VALUE										2,239,414									
Interior Wall		06	CUST PANEL 70												TOTAL MARKET OB/XF VALUE										164,409									
Interior Wall		05	DRYWALL 30												TOTAL LAND VALUE - MARKET										2,628,450									
Interior Floor		12	HARDWOOD 80												TOTAL MARKET VALUE										5,032,273									
Interior Floor		11	CLAY TILE 20												SOH/AGL Deduction										2,009,046									
Air Condition		03	CENTRAL 100												ASSESSED VALUE										3,023,227									
Heating Type		04	AIR DUCTED 100												TOTAL EXEMPTION VALUE										HX HB		50,000							
Foundation		02	MONOLITHIC 100												BASE TAXABLE VALUE										2,973,227									
Bedrooms			4 100												TOTAL JUST VALUE										5,032,273									
Bathrooms			5 100												NCON VALUE										0									
Frame		03	MASONRY 100		INCOME VALUE																													
Stories		2.	2. 100		PREVIOUS YEAR MKT VALUE										4,538,240																			
Units			0 100																															
Quality		06	Quality Level 06																															
DOR CODE		0100	SINGLE FAMILY																															
MAP NUM			MKT AREA		01																													
NEIGHBORHOOD/LOC		1053.00																																
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																														
BAS	2,124	100	2,124	826,358																														
FGR	648	55	356	138,504																														
FOP	90	30	27	10,504																														
FOP	182	30	55	21,398																														
FOP	184	30	55	21,398																														
FOP	491	30	147	57,191																														
FUS	2,796	100	2,796	1,087,805																														
SFB	168	80	134	52,134																														
STP	36	10	4	1,556																														
STP	44	10	4	1,556																														
TOTALS	7,031		5,756	2,239,414																														
EXTRA FEATURES					3670 S FLETCHER AVE, FERNANDINA BEACH										BLD DATE				LGL DATE		05/07/2024		MLU											
															XF DATE				LAND DATE															
															INC DATE				AG 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																			
1	0855	CONC PAVER	0 100	0 0	2,112.00	SF	10.00	10.00	100	2016	2016	3	96	20,275																				
2	0855	CONC PAVER	0 100	0 0	242.00	SF	10.00	10.00	100	2016	2016	3	96	2,323																				
3	0504	FP-ELECTRI	0 100	0 0	1.00	UT	2,000.00	2,000.00	100	2016	2016	3	97	1,940																				
4	0504	FP-ELECTRI	0 100	0 0	1.00	UT	2,000.00	2,000.00	100	2016	2016	3	97	1,940																				
5	0861	POOL GUNIT	0 100	0 0	532.00	SF	170.00	170.00	100	2016	2016	3	81	73,256																				
6	0871	POOL HTR R	0 100	0 0	1.00	UT	4,000.00	4,000.00	100	2016	2016	3	74	2,960																				
7	0857	SANDSTONE/	0 100	0 0	1,214.00	SF	16.00	16.00	100	2016	2016	3	99	19,230																				
8	0462	ST/AL FNC	0 100	0 0	768.00	SF	10.00	10.00	100	2016	2016	3	81	6,221																				
9	0462	ST/AL FNC	0 100	116 0	348.00	SF	10.00	10.00	100	2016	2016	3	81	2,819																				
10	0092	AUTO GATE	0 100	0 0	1.00	UT	3,500.00	3,500.00	100	2016	2016	3	74	2,590																				
LAND DESCRIPTION					TOTAL OB/XF										133,554																			
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										
1	000120	C	SFR OCN FT	100		R-1	135.00	400.00	135.00	FF	3	1.18	1.00	1.18	16,500.00	19,470.00	2,628,450																	

