

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									
																				VALUATION BY STANDARD Tax Group: 2 Tax Dist: BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 0 TOTAL LAND VALUE - MARKET 574,430 TOTAL MARKET VALUE 574,430 SOH/AGL Deduction 79,671 ASSESSED VALUE 494,759 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 494,759 TOTAL JUST VALUE 574,430 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 537,370											
																				PERMIT NUM DESCRIPTION AMT ISSUED SALES DATA OFF RECORD Number DATE TYPE INST Q / V / RSN SALE PRICE 0277/0118 10/01/1978 WD Q V CD 15,000 GRANTOR: GRANTEE:											
DOR CODE 0000 VACANT										BLD DATE										LGL DATE											
MAP NUM MKT AREA 01										XF DATE										LAND DATE 03/20/2024 MLU											
NEIGHBORHOOD/LOC 1059.00										INC DATE										AG DATE											
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																											
					TOTALS																										
EXTRA FEATURES					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																
																BUILDING NOTES															
																BUILDING DIMENSIONS															
LAND DESCRIPTION										TOTAL OB/XF																					
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							
1	000000	C	VAC RES	0		R-1	100.00	125.00	100.00	FF	1	1.09	1.00	0.93	6,200.00	5,744.30	574,430														
REVIEW DATE 03/20/2024 BY MLU Total Acres: 0.00 Total Land Value: 574,430 Market: 0 Agricultural: 0 Common: 574,430 PRINTED 08/06/2024 BY SYS																															