

BRUTSCHER MARTIN A & ERMA L
2960 S FLETCHER AV
FERNANDINA BEACH, FL 32034

00-00-31-1720-0001-0060

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1									
ELEM CD										TYPE MDL EFF. AREA TOT ADJ PTS EFF. BASE RATE REPL. COST NEW AYB EYB ECON FNCT NORM % COND										VALUATION BY STANDARD									
Exterior Wall 10 ABOVE AVG 70										0500 12 4,091 263.7448 395.62 1,618,481 2016 2016 0 0 3.15 96.85										Tax Group: 2 Tax Dist:									
Exterior Wall 17 CB STUCCO 30										2 SFR CUST - 100% - 2018 Heated Area: 3388 HX Base Yr 2018										BUILDING MARKET VALUE 1,567,499									
Roof Structur 08 IRREGULAR 100																				TOTAL MARKET OB/XF VALUE 60,067									
Roof Cover 03 COMP SHNGL 70																				TOTAL MARKET VALUE 1,031,250									
Roof Cover 12 MODULAR MT 30																				TOTAL LAND VALUE - MARKET 2,658,816									
Interior Wall 05 DRYWALL 100																				SOH/AGL Deduction 659,923									
Interior Floo 12 HARDWOOD 60																				ASSESSED VALUE 1,998,893									
Interior Floo 11 CLAY TILE 40																				TOTAL EXEMPTION VALUE HX HB 50,000									
Air Condition 03 CENTRAL 100																				BASE TAXABLE VALUE 1,948,893									
Heating Type 04 AIR DUCTED 100																				TOTAL JUST VALUE 2,658,816									
Foundation 06 PIERS CONC 100																				NCON VALUE 0									
																				INCOME VALUE									
																				PREVIOUS YEAR MKT VALUE 2,496,281									
Bedrooms										5 100																			
Bathrooms										5 100																			
Frame										03 MASONRY 100																			
Stories										3. 3. 100																			
Units										0 100																			
Quality										06 Quality Level 06																			
DOR CODE										0100 SINGLE FAMILY																			
MAP NUM										MKT AREA 01																			
NEIGHBORHOOD/LOC										1052.00																			
AREA TYPE										TOTAL GROSS AREA										PCT OF BASE									
										TOT ADJ AREA										SUBAREA MARKET VALUE									
BAS										27 100										27 10,346									
BAS										826 100										826 316,488									
BAS										943 100										943 361,318									
FGR										520 55										286 109,583									
FOP										36 30										11 4,215									
FOP										63 30										19 7,280									
FOP										113 30										34 13,027									
FOP										230 30										69 26,438									
FOP										272 30										82 31,419									
FOP										507 30										152 58,240									
TOTALS										5,292										4,091 1,567,499									
EXTRA FEATURES										2960 S FLETCHER AVE, FERNANDINA BEACH										** This building has 16 Sub-Areas									
																				BLD DATE									
																				XF DATE									
																				LGL DATE									
																				LAND DATE									
																				AG DATE									
																				05/07/2024 MLU									
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 1242										WD DECK A										0 100 0 0									
2 0504										FP-ELECTRI										0 100 0 0									
3 0415										BEACHWALK										0 100 0 0									
4 0861										POOL GUNIT										0 100 0 0									
5 0871										POOL HTR R										0 100 0 0									
6 0462										ST/AL FNC										0 100 0 0									
7 0855										CONC PAVER										0 100 0 0									
8 0855										CONC PAVER										0 100 0 0									
9 0855										CONC PAVER										0 100 0 0									
TOTALS																													
LAND DESCRIPTION										TOTAL OB/XF										60,067									
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 000120										C										SFR OCN FT									
REVIEW DATE										01/14/2021										BY KBA									
Total Acres:										0.00										Total Land Value:									
										1,031,250										Market:									
										0										Agricultural:									
										0										Common:									
										1,031,250										PRINTED 08/06/2024 BY SYS									