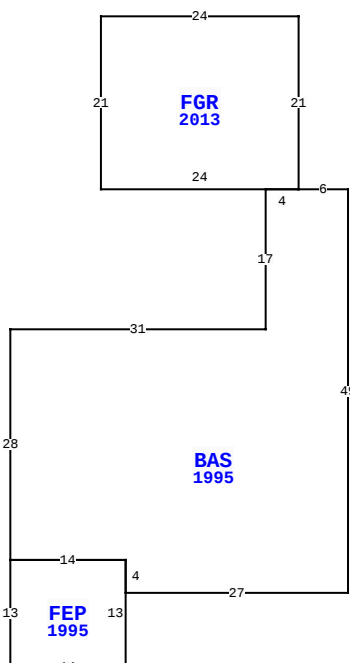


SMITH PETER W & BARBARA R
PO BOX 15205
FERNANDINA BEACH, FL 32035-3104

10-2N-28-0000-0007-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																					
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1																					
ELEMENT		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		15	CONC BLOCK 100		03	0500	01	1,849	101.0000	151.50	280,124	1952	1972	0	0	26.25	73.75	Tax Group: 2		Tax Dist:																					
Roof Structure		03	GABLE/HIP 100			1 SFR CUST - 0% - 0												Heated Area: 1426												HX Base Yr											
Roof Cover		01	COMP SHNGL 100															BUILDING MARKET VALUE												206,591											
Interior Wall		03	MINIMUM 50															TOTAL MARKET OB/XF VALUE												15,211											
Interior Wall		05	DRYWALL 50															TOTAL LAND VALUE - MARKET												386,740											
Interior Floo		11	CLAY TILE 100															TOTAL MARKET VALUE												608,542											
Air Condition		03	CENTRAL 100															SOH/AGL Deduction												15,300											
Heating Type		04	AIR DUCTED 100			ASSESSED VALUE												593,242																							
Bedrooms			3 100			TOTAL EXEMPTION VALUE												0																							
Bathrooms			1 100			BASE TAXABLE VALUE												593,242																							
Frame		02	WOOD FRAME 100			TOTAL JUST VALUE												608,542																							
Stories		1.	1. 100			NCON VALUE												0																							
Units			0 100			INCOME VALUE																																			
BUD8 Adjustme		02	DIST FB 100			PREVIOUS YEAR MKT VALUE												575,421																							
Occupancy		00	NONE 100																																						
Quality		03	Quality Level 03																																						
DOR CODE		0100	SINGLE FAMILY																																						
MAP NUM			MKT AREA		01																																				
NEIGHBORHOOD/LOC		1059.00																																							
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																																					
BAS	1,426	100	1,426	159,329																																					
FEP	182	80	146	16,313																																					
FGR	504	55	277	30,950																																					
TOTALS		2,112		1,849	206,591																																				
EXTRA FEATURES					4111 S FLETCHER AV, FERNANDINA BEACH										BLD DATE				LGL DATE		03/20/2024		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	0810	CONCRETE A	0	0	20	7		140.00	SF 6.50	6.50	100	1952	1952	3	20	182																									
2	0825	BRICK	0	0	0	0		716.00	SF 12.50	12.50	100	1984	1984	3	80	7,160																									
3	0500	FP-PRE FAB	0	0	0	0		1.00	UT 3,500.00	3,500.00	100	1952	1952	3	20	700																									
4	0801	ASPHALT A	0	0	0	0		264.00	SF 3.00	3.00	100	1993	1993	3	50	396																									
5	0801	ASPHALT A	0	0	0	0		221.00	SF 3.00	3.00	100	1993	1993	3	50	332																									
6	1076	TRELLIS A	0	0	4	8		32.00	SF 7.50	7.50	100	2003	2003	3	32	77																									
7	0855	CONC PAVER	0	0	0	0		180.00	SF 10.00	10.00	100	2012	2012	3	93	1,674																									
8	0855	CONC PAVER	0	0	0	0		527.00	SF 10.00	10.00	100	2008	2008	3	89	4,690																									
LAND DESCRIPTION					TOTAL OB/XF										15,211																										
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	000100	C	SFR	0		R-1	75.00	125.00	75.00	FF	1	1.09	1.00	0.83	6,200.00	5,156.54	386,740																								