



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	12	CEDAR 70	0900	01	5,521	91.5705	114.46	631,934	1991	1991	0	0	0	16.00	84.00	VALUATION BY													
Exterior Wall	17	CB STUCCO 30	1 SNGL FAM - 100% - 0													STANDARD													
Roof Structure	03	GABLE/HIP 100	Heated Area: 3894													HX Base Yr													
Roof Cover	03	COMP SHNGL 100																											
Interior Wall	05	DRYWALL 70																											
Interior Wall	06	CUST PANEL 30																											
Interior Floor	09	PINE WOOD 100																											
Air Condition	03	CENTRAL 100																											
Heating Type	04	AIR DUCTED 100																											
Bedrooms		5 100																											
Bathrooms		3.5 100																											
Frame	03	MASONRY 100																											
Stories	2.	2. 100																											
Units		0 100																											
Occupancy	00	NONE 100																											
Quality		01 Quality Level 01																											
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	2,190	100	2,190	210,560																									
FEP	144	80	115	11,057																									
FEP	152	80	122	11,730																									
FUS	1,704	100	1,704	163,834																									
UGR	2,266	45	1,020	98,069																									
UOP	352	20	70	6,730																									
UOP	752	20	150	14,422																									
UOP	752	20	150	14,422																									
TOTALS		8,312		5,521	530,825																								
EXTRA FEATURES					4191 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												
1	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1990	1990	3	68	1,360													
2	0825	BRICK	0	100	10	8	80.00	SF	12.50	12.50	100	1990	1990	3	86	860													
3	0812	CONCRETE C	0	100	0	0	2,353.00	SF	4.00	4.00	100	1989	1989	3	57	5,365													
4	0812	CONCRETE C	0	100	0	0	1,612.00	SF	4.00	4.00	100	1990	1990	3	59.5	3,837													
LAND DESCRIPTION										TOTAL OB/XF										11,422									
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	100		R-1	100.00	285.00	100.00	FF	1	1.22	1.00	1.07	6,200.00	6,618.50	661,850												
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