



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	01	FLAT 100
Roof Cover	04	BUILT-UP 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Ceiling	02	F.NOT SUS 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		0 100
Frame	03	MASONRY 100
Story Height		10 100
RMS		1 100
Stories	1.	1. 100
Class	00	. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	8900 MUNICIPAL	
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1010.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	300	100	300	1,964
TOTALS	300		300	1,964

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0812	CONCRETE C	0	0	0	1,444.00	SF	4.00	4.00	100	2000
2	0430	CL FNC 6B	0	0	0	130.00	LF	9.70	9.70	100	1980
3	0463	FENCE GATE	0	0	0	2.00	UT	300.00	300.00	100	1980
4	0424	CL FNC 6'	0	0	0	56.00	LF	20.00	20.00	100	2000

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	008900	C	MUNICIPAL	0	0003	R-1	0.00	0.00	1.00	UT	1.00

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
4803	06	300	71.5613	32.74	9,822	1950	1950	0	0	0 80.00	20.00
1 STOR WAREH - 0% - 0											
Heated Area: 300 HX Base Yr											
BAS 1993											

BLD DATE	01/31/2018	KK	LGL DATE	
XF DATE	01/31/2018	KK	LAND DATE	01/31/2018
INC DATE			AG DATE	KK
700 S FLETCHER AVE, FERNANDINA BEACH				

TOTAL OB/XF											
5,517											

NASSAU COUNTY PROPERTY			
PAGE 1 of 1			2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		1,964	
TOTAL MARKET OB/XF VALUE		5,517	
TOTAL LAND VALUE - MARKET		5,000	
TOTAL MARKET VALUE		12,481	
SOH/AGL Deduction		892	
ASSESSED VALUE		11,589	
TOTAL EXEMPTION VALUE		04	11,589
BASE TAXABLE VALUE		0	
TOTAL JUST VALUE		12,481	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		12,648	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20061935	FOUNDATION	0	08/18/2006

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1993] W30 S10 E30 N10\$.											