



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
ELEMENT										CONSTRUCTION										VALUATION SUMMARY									
ELEMENT	CD	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND																
																				<b>VALUATION BY</b> Tax Group: 2 Tax Dist: STANDARD BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 0 TOTAL LAND VALUE - MARKET 5,000 TOTAL MARKET VALUE 5,000 SOH/AGL Deduction 0 ASSESSED VALUE 5,000 TOTAL EXEMPTION VALUE 03 5,000 BASE TAXABLE VALUE 0 TOTAL JUST VALUE 5,000 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 5,000									
																				<b>PERMIT NUM</b> <b>DESCRIPTION</b> <b>AMT</b> <b>ISSUED</b>    									
																				<b>SALES DATA</b> OFF RECORD Number      DATE      TYPE INST      Q / V / I / V      RSN CD      SALE PRICE 0981/0154      4/11/2001      WD Q      V                7,000 GRANTOR: HALL MYRTLE TRUSTEE GRANTEE: BOARD OF COUNTY COM									
																				<b>BUILDING NOTES</b>  									
																				<b>BUILDING DIMENSIONS</b>  									
<b>TOTALS</b> DOR CODE 8000 VAC GOVERNMENTAL MAP NUM      MKT AREA 01 NEIGHBORHOOD/LOC 1038.00 AREA TYPE      TOTAL GROSS AREA      PCT OF BASE      TOT ADJ AREA      SUBAREA MARKET VALUE										S FLETCHER AVE, FERNANDINA BEACH BLD DATE      LGL DATE 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													
<b>LAND DESCRIPTION</b> <b>TOTAL OB/XF</b> 0																													
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	008600	C	COUNTY	0		C-1	0.00	0.00	1.00	UT		1.00	1.00	1.00	5,000.00	5,000.00	5,000												
<b>REVIEW DATE</b> 01/16/2024 <b>BY</b> KBA    Total Acres: 0.00    Total Land Value: 5,000    Market: 0    Agricultural: 0    Common: 5,000 <b>PRINTED 08/06/2024 BY SYS</b>																													