

LOT 1
IN OR 977/1689
OCEAN DUNES PB 4/54

SCOTT DREW E & PARKER W
4300 S FLETCHER AV
FERNANDINA BEACH, FL 32034

2025

00-00-30-0450-0001-0000



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	PAGE 1 of 1											
Exterior Wall	17	CB STUCCO 100	0500	12	6,456	193.8000	306.20	1,976,827	1976	2010	0	0	0	7.00	93.00												
Roof Structure	08	IRREGULAR 100	1 SFR CUST - 100% - 2002												Heated Area: 4087												
Roof Cover	13	STAND SEAM 100													HX Base Yr 2002												
Interior Wall	05	DRYWALL 100																									
Interior Floor	13	LVT/LAMNT 50																									
Interior Floor	14	CARPET 50																									
Air Condition	03	CENTRAL 100																									
Heating Type	04	AIR DUCTED 100																									
Bedrooms		4 100																									
Bathrooms		5 100																									
Frame	02	WOOD FRAME 100																									
Stories	2.	2. 100																									
Units	0	0 100																									
BUD8 Adjustme	05	DIST 1A 100																									