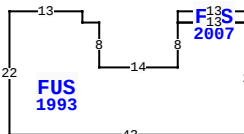


PLOWDEN JOHN B & WYNN C
4378 SOUTH FLETCHER AVE
FERNANDINA BEACH, FL 32034

00-00-30-0450-0004-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY												
ELEMENT		CD	CONSTRUCTION							TYP	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY										
Exterior Wall		16	WD FR STUC 90							0900	11	5,155	172.5276	227.74	1,174,000	1988	1996	0	0	13.95	86.05	VALUATION BY		STANDARD								
Exterior Wall		10	ABOVE AVG 10							1 SNGL FAM - 100% - 1998										Heated Area: 4640 HX Base Yr 1998												
Roof Structur		08	IRREGULAR 100																	Tax Group: 8		Tax Dist:										
Roof Cover		08	CLAY TILE 100																	BUILDING MARKET VALUE		1,010,227										
Interior Wall		05	DRYWALL 100																	TOTAL MARKET OB/XF VALUE		48,750										
Interior Floo		11	CLAY TILE 60																	TOTAL LAND VALUE - MARKET		1,615,000										
Interior Floo		12	HARDWOOD 40																	TOTAL MARKET VALUE		2,673,977										
Air Condition		03	CENTRAL 100							SOH/AGL Deduction		1,671,208																				
Heating Type		04	AIR DUCTED 100							ASSESSED VALUE		1,002,769																				
Bedrooms			6 100							TOTAL EXEMPTION VALUE		HX HB		50,722																		
Bathrooms			6.5 100							BASE TAXABLE VALUE		952,047																				
Frame		02	WOOD FRAME 100							TOTAL JUST VALUE		2,673,977																				
Stories		3.	3. 100							NCON VALUE		0																				
Units			0 100							INCOME VALUE																						
BUD8 Adjustme		05	DIST 1A 100							PREVIOUS YEAR MKT VALUE		2,415,928																				
Quality		06	Quality Level 06																													
DOR CODE		0100	SINGLE FAMILY																													
MAP NUM							MKT AREA			03																						
NEIGHBORHOOD/LOC		1053.00																														
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																											
BAS	448	100	1993	448	87,795																											
BAS	21	100	2007	21	4,116																											
BAS	333	100	2007	333	65,258																											
BAS	346	100	2007	346	67,806																											
FGR	625	55	1993	344	67,414																											
FOP	105	30	1993	32	6,271																											
FUS	774	100	1993	774	151,681																											
FUS	2,650	100	1993	2,650	519,321																											
FUS	26	100	2007	26	5,095																											
FUS	42	100	2007	42	8,231																											
TOTALS	6,066			5,155	1,010,227																											
EXTRA FEATURES					4378 S FLETCHER AVE, FERNANDINA BEACH										BLD DATE				LGL DATE		05/07/2025		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	0415	BEACHWALK	0	100	174	4			696.00	SF	5.75				5.75	100	1988	1988	3	20	800											
2	1242	WD DECK A	0	100	14	14			196.00	SF	10.00				10.00	100	1988	1988	3	20	392											
3	0810	CONCRETE A	0	100	0	0			214.00	SF	6.50				6.50	100	2007	2007	3	87	1,210											
4	0415	BEACHWALK	0	100	154	4			616.00	SF	5.75				5.75	100	2007	2007	3	27	956											
5	0861	POOL GUNIT	0	100	0	0			594.00	SF	85.00				85.00	100	2007	2007	3	44	22,216											
6	0845	KOOL DECK	0	100	0	0			1,015.00	SF	7.25				7.25	100	2007	2007	3	87	6,402											
7	0877	JACUZZI	0	100	0	0			1.00	UT	1,000.00				1,000.00	100	2007	2007	3	27	270											
8	0855	CONC PAVER	0	100	0	0			158.00	SF	10.00				10.00	100	2007	2007	3	87	1,375											
9	0855	CONC PAVER	0	100	0	0			1,739.00	SF	10.00				10.00	100	2007	2007	3	87	15,129											
LAND DESCRIPTION										TOTAL OB/XF										48,750												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV								
1	000120	C	RES OCEAN	100		RSF-1	85.00	400.00	85.00	FF		1.00	1.00	1.00	19,000.00	19,000.00	1,615,000															