

**SOUTH FLETCHER PROPERTIES LLC/
960194 GATEWAY BLVD STE #101
FERNANDINA BEACH, FL 32034**



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																																																	
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 2																																																	
ELEMENT	CD									TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	0	0	NORM	% COND																																														
Exterior Wall	17	CB STUCCO 70								2101	04	2,561	100.4931	169.33	433,654				1974	1990	0	0	0	43.00	57.00	VALUATION BY																																											
Exterior Wall	15	CONC BLOCK 30								1 RSTARANT 1 - 0% - 0										Heated Area: 2419										HX Base Yr										STANDARD																													
Roof Structur	09	RIDGE FRME 100																												Tax Group: 8								Tax Dist:																															
Roof Cover	04	BUILT-UP 100																												BUILDING MARKET VALUE								247,183																															
Interior Wall	05	DRYWALL 100																												TOTAL MARKET OB/XF VALUE								17,055																															
Interior Floo	10	TERRAZZO 90																												TOTAL LAND VALUE - MARKET								177,008																															
Interior Floo	11	CLAY TILE 10																												TOTAL MARKET VALUE								441,246																															
Ceiling	01	FIN.SUSPD 100																												SOH/AGL Deduction								77,258																															
Air Condition	04	ROOF TOP 100																												ASSESSED VALUE								363,988																															
Heating Type	04	AIR DUCTED 100																												TOTAL EXEMPTION VALUE								0																															
Fixtures	7	100																												BASE TAXABLE VALUE								363,988																															
Frame	03	MASONRY 100																												TOTAL JUST VALUE								441,246																															
Story Height	11	100																												NCON VALUE								0																															
RMS	4	100																												INCOME VALUE																																							
Stories	1.	1. 100																												PREVIOUS YEAR MKT VALUE								363,948																															
Units	0	100																																																																			
BUD8 Adjustme	05	DIST 1A 100																																																																			
Occupancy	00	NONE 100																																																																			
Quality	03	Quality Level 03																																																																			
DOR CODE	2100	RESTAURANTS/CAFE																																																																			
MAP NUM		MKT AREA																																																																			
NEIGHBORHOOD/LOC	3016.00																																																																				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																																																																
BAS	1,536	100	1993	1,536	148,252																																																																
BAS	261	100	1994	261	25,191																																																																
BAS	80	100	2003	80	7,721																																																																
BAS	362	100	2003	362	34,939																																																																
BAS	35	100	2008	35	3,378																																																																
BAS	145	100	2008	145	13,995																																																																
CAN	354	30	1994	106	10,231																																																																
CAN	52	30	2003	16	1,544																																																																
CAN	68	30	2003	20	1,931																																																																
TOTALS	2,893			2,561	247,183																																																																
EXTRA FEATURES										5517 S FLETCHER AVE, FERNANDINA BEACH										BLD DATE 12/03/2024										KW										LGL DATE										04/22/2025										DC									
																				KF DATE 12/03/2024										KW										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	0381	COOLER	0	0	29	8	232.00	SF	82.50		1974	1974	3	20	3,828																																																						
2	0803	ASPHALT C	0	0	0	0	9,040.00	SF	2.00		1974	1974	3	50	9,040																																																						
3	0810	CONCRETE A	0	0	6	6	36.00	SF	6.50		1992	1992	3	62	145																																																						
4	0446	BOX FNC 6'	0	0	0	0	37.00	LF	20.00		2000	2000	3	20	148																																																						
5	0463	FENCE GATE	0	0	0	0	2.00	UT	300.00		2000	2000	3	48	288																																																						
6	0418	EXHST FAN	0	0	0	0	2.00	UT	400.00		2000	2000	3	20	160																																																						
7	0964	HALON SYST	0	0	14	4	56.00	SF	50.00		2000	2000	3	77	2,156																																																						
8	4950	BOLLARD	0	0	0	0	2.00	UT	100.00		2000	2000	3	100	200																																																						
9	0402	CONC BUMPE	0	0	0	0	14.00	UT	25.00		2000	2000	3	83	291																																																						
10	1123	CB 8"	0	0	20	2	40.00	SF	6.15		1980	1980	3	30	74																																																						
LAND DESCRIPTION										TOTAL OB/XF										16,330																																																	
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	002100	C	RESTAURANT	0	0003	CN	0.00	0.00	11,063.00	SF		1.00	1.00	1.00	16.00	16.00	177,008																																																				

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00-00-30-0760-0039-0040

REVIEW DATE	12/03/2024	BY	KW	Total Acres: 0.26	Total Land Value: 177,008	Market: 0	Agricultural: 0	Common: 177,008	PRINTED 07/30/2025 BY SYS
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