



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
ELEMENT										CD										CONSTRUCTION									
Floor										5 100										1010000									
Recreation										POOL										POOL 100									
Recreation										TENNIS CT										TENNIS CT 100									
Location										INTERIOR										INTERIOR 100									
View Lump Sum										OCEAN										OCEAN 100									
Desirable										5TH FLOOR										5TH FLOOR 100									
Balcony										FOP/PATIO										FOP/PATIO 100									
Parking										OPEN										OPEN 100									
Bedrooms										2 100										2 100									
Bathrooms										2 100										2 100									
Oth Rooms										2 100										2 100									
User Defined										ORIGINAL										ORIGINAL 100									
Quality										03										Quality Level 03									
DOR CODE										0400										CONDOMINIUM									
MAP NUM																				MKT AREA 01									
NEIGHBORHOOD/LOC										1066.00																			
AREA TYPE										TOTAL GROSS AREA										PCT OF BASE									
YEAR										TOT ADJ AREA										SUBAREA MARKET VALUE									
TOTALS										1,170										1,170									
EXTRA FEATURES										3240 S FLETCHER AV										558, FERNANDINA BEACH									
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																			
LAND DESCRIPTION										TOTAL OB/XF										0									
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																													
REVIEW DATE										01/14/2025										BY JW									
Total Acres:										0.00										Total Land Value:									
Market:										0										Agricultural:									
Common:										0										PRINTED 07/30/2025 BY SYS									