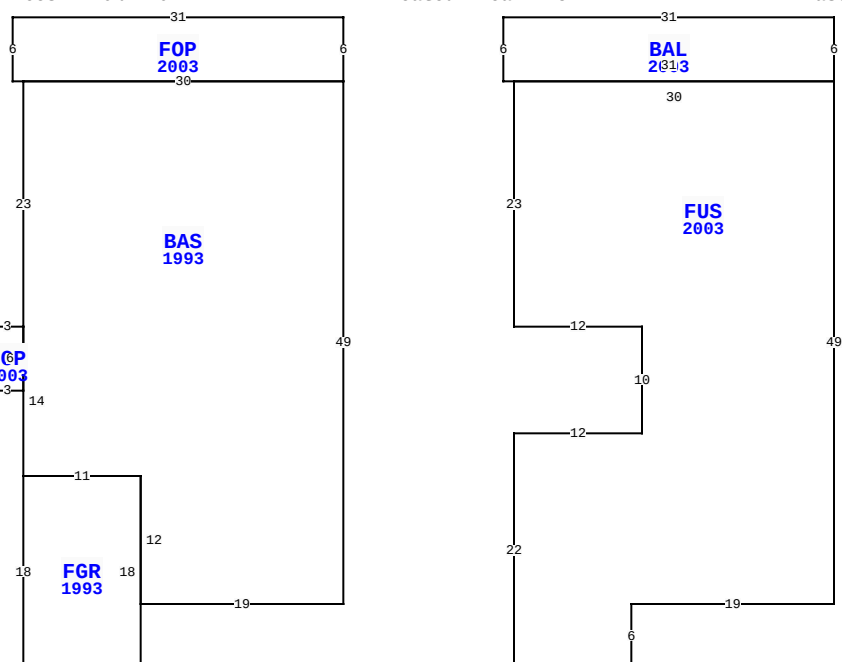


SMITH CHESTER M JR
1010 FAULKNER PLACE NW
KENNESAW, GA 30152

00-00-31-1040-0026-0100

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	VALUATION SUMMARY																				
Exterior Wall		10	ABOVE AVG 50		0500	01	2,952	133.3500		210.69	621,957	1945	2002	0	0	0	10.75	89.25	VALUATION BY					STANDARD															
Exterior Wall		16	WD FR STUC 50		1 SFR CUST - 0% - 0															Heated Area: 2754					HX Base Yr					Tax Group: 2					Tax Dist:				
Roof Structur		08	IRREGULAR 100																	BUILDING MARKET VALUE					555,097														
Roof Cover		12	MODULAR MT 100																	TOTAL MARKET OB/XF VALUE					9,194														
Interior Wall		05	DRYWALL 100																	TOTAL LAND VALUE - MARKET					950,000														
Interior Floo		11	CLAY TILE 100																	TOTAL MARKET VALUE					1,514,291														
Air Condition		03	CENTRAL 100																	SOH/AGL Deduction					48,433														
Heating Type		04	AIR DUCTED 100																	ASSESSED VALUE					1,465,858														
Bedrooms			5 100																	TOTAL EXEMPTION VALUE					0														
Bathrooms			4.5 100																	BASE TAXABLE VALUE					1,465,858														
Frame		02	WOOD FRAME 100																	TOTAL JUST VALUE					1,514,291														
Stories		2.	2. 100																	NCON VALUE					0														
Units			0 100		INCOME VALUE																																		
BUD8 Adjustme		02	DIST FB 100		PREVIOUS YEAR MKT VALUE					1,364,274																													
Occupancy		00	NONE 100																																				
Quality		04	Quality Level 04																																				
DOR CODE		0100	SINGLE FAMILY																																				
MAP NUM			MKT AREA		01																																		
NEIGHBORHOOD/LOC		1051.00																																					
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																																		
BAL	186	15	2003	28	5,265																																		
BAS	1,338	100	1993	1,338	251,598																																		
FGR	198	55	1993	109	20,496																																		
FOP	18	30	2003	5	940																																		
FOP	186	30	2003	56	10,531																																		
FUS	1,416	100	2003	1,416	266,266																																		
TOTALS	3,342			2,952	555,097																																		
EXTRA FEATURES					1060 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	0810	CONCRETE A	0	0	23	20	210.00	SF	6.50	6.50	100	2003	2003	3	82	1,119																							
2	0810	CONCRETE A	0	0	27	4	108.00	SF	6.50	6.50	100	2003	2003	3	82	576																							
3	1242	WD DECK A	0	0	9	31	279.00	SF	10.00	10.00	100	2003	2003	3	20	558																							
4	0416	DUNEWALKS	0	0	35	4	140.00	SF	15.00	15.00	100	2003	2003	3	20	420																							
5	1242	WD DECK A	0	0	36	8	288.00	SF	10.00	10.00	100	2003	2003	3	20	576																							
6	1241	WD DECK G	0	0	23	4	92.00	UT	11.50	11.50	100	2003	2003	3	30	317																							
7	1242	WD DECK A	0	0	6	4	24.00	SF	10.00	10.00	100	2003	2003	3	20	48																							
8	0877	JACUZZI	0	0	0	0	1.00	UT	1,000.00	1,000.00	100	2003	2003	3	20	200																							
9	0962	SKYLIGHT	0	0	0	0	2.00	UT	500.00	500.00	100	2003	2003	3	82	820																							
10	0961	H-SHUTTERS	0	0	0	0	6.00	UT	800.00	800.00	100	2003	2003	3	95	4,560																							
LAND DESCRIPTION					TOTAL OB/XF															9,194																			
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	0	0006	R-1	50.00	70.00	50.00	FF		1.00	1.00	1.00	19,000.00	19,000.00	950,000																						
							</																																