



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 2													
Exterior Wall	10	ABOVE AVG 100	0500	22	4,194	434.7558	686.91	2,880,901	2019	2019	0	0	0	2.00	98.00	VALUATION SUMMARY													
Roof Structur	08	IRREGULAR 100	2 SFR CUST - 0% - 2025										Heated Area: 3702																
Roof Cover	03	COMP SHNGL 100											HX Base Yr																
Interior Wall	05	DRYWALL 80																											
Interior Wall	06	CUST PANEL 20																											
Interior Floo	11	CLAY TILE 70																											
Interior Floo	12	HARDWOOD 30																											
Air Condition	03	CENTRAL 100																											
Heating Type	04	AIR DUCTED 100																											
Bedrooms	4	100																											
Bathrooms	4.5	100																											
Frame	03	MASONRY 100																											
Stories	3.	3. 100																											
Units	0	100																											
Quality			06	Quality Level 06																									
DOR CODE			0100	SINGLE FAMILY																									
MAP NUM				MKT AREA			01																						
NEIGHBORHOOD/LOC			1052.00																										
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																								
BAS	230	100	2019	230	154,829																								
BAS	943	100	2019	943	634,801																								
FGR	581	55	2019	320	215,415																								
FOP	50	30	2019	15	10,098																								
FOP	84	30	2019	25	16,830																								
FOP	84	30	2019	25	16,830																								
FOP	297	30	2019	89	59,912																								
FST	18	55	2019	10	6,732																								
FUS	1,045	100	2019	1,045	703,465																								
FUS	1,484	100	2019	1,484	998,987																								
TOTALS	4,896			4,194	823,283																								
EXTRA FEATURES						2364 S FLETCHER AVE, 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												
1	0415	BEACHWALK	0	0	0	0	940.00	SF	5.75	5.75	100	2019	2019	3	82	4,432													
2	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	2019	2019	3	98	3,430													
3	0861	POOL GUNIT	0	0	0	0	315.00	SF	85.00	85.00	100	2019	2019	3	87	23,294													
4	0600	SUMMER KIT	0	0	0	0	1.00	UT	10,000.00	10,000.00	100	2019	2019	3	82	8,200													
5	0855	CONC PAVER	0	0	0	0	1,431.00	SF	10.00	10.00	100	2019	2019	3	97	13,881													
6	0855	CONC PAVER	0	0	0	0	210.00	SF	10.00	10.00	100	2019	2019	3	97	2,037													
7	0855	CONC PAVER	0	0	0	0	174.00	SF	10.00	10.00	100	2019	2019	3	97	1,688													
8	0462	ST/AL FNC	0	0	0	0	284.00	SF	10.00	10.00	100	2019	2019	3	87	2,471													
9	0855	CONC PAVER	0	0	0	0	1,064.00	SF	10.00	10.00	100	2019	2019	3	97	10,321													
10	1076	TRELLIS A	0	0	8	4	32.00	SF	7.50	7.50	100	2019	2019	3	87	209													
LAND DESCRIPTION						TOTAL OB/XF 69,963																							
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		R-2	50.00	290.00	50.00	FF		1.00	1.00	1.00	19,000.00	19,000.00	950,000												

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