



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 1 2												
Exterior Wall	31	HARDIE BRD 100		0500	01	2,424	114.2190	180.47	437,459	2022	2022	0	0	0	0.50	99.50	VALUATION SUMMARY												
Roof Structur	03	GABLE/HIP 100		2 SFR CUST - 100% - 2023										Heated Area: 2038															
Roof Cover	03	COMP SHNGL 100												HX Base Yr 2023															
Interior Wall	05	DRYWALL 100																											
Interior Floo	13	LVT/LAMNT 100																											
Air Condition	03	CENTRAL 100																											
Heating Type	04	AIR DUCTED 100																											
Bedrooms		3 100																											
Bathrooms		2.5 100																											
Frame	02	WOOD FRAME 100																											
Stories	2.	2. 100																											
Units		0 100																											
Occupancy	00	NONE 100																											
Quality		04 Quality Level 04																											
DOR CODE		0100 SINGLE FAMILY																											
MAP NUM				MKT AREA		01																							
NEIGHBORHOOD/LOC				1058.00																									
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																								
BAS	1,102	100	2022	1,102	197,884																								
FDG	406	60	2022	244	43,815																								
FOP	232	30	2022	70	12,570																								
FOP	232	30	2022	70	12,570																								
FUS	936	100	2022	936	168,075																								
STR	21	10	2022	2	359																								
TOTALS		2,929				2,424		435,272																					
EXTRA FEATURES										2579 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	0855	CONC PAVER	0	100	0	0	1,088.00	SF	10.00	10.00	100	2022	2022	3	99	10,771													
2	0476	VF 6 SBPL	0	100	0	0	132.00	LF	32.00	32.00	100	2022	2022	3	98	4,140													
3	0470	VNYL GATE	0	100	0	0	3.00	UT	300.00	300.00	100	2022	2022	3	98	882													
4	0861	POOL GUNIT	0	100	0	0	286.00	SF	85.00	85.00	100	2022	2022	3	95	23,095													
5	0855	CONC PAVER	0	100	0	0	771.00	SF	10.00	10.00	100	2022	2022	3	99	7,633													
6	0871	POOL HTR R	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2022	2022	3	93	1,860													
7	0810	CONCRETE A	0	100	0	0	144.00	SF	6.50	6.50	100	2022	2022	3	99	927													
8	0501	FP-AVERAGE	0	100	0	0	1.00	UT	5,000.00	5,000.00	100	2022	2022	3	99	4,950													