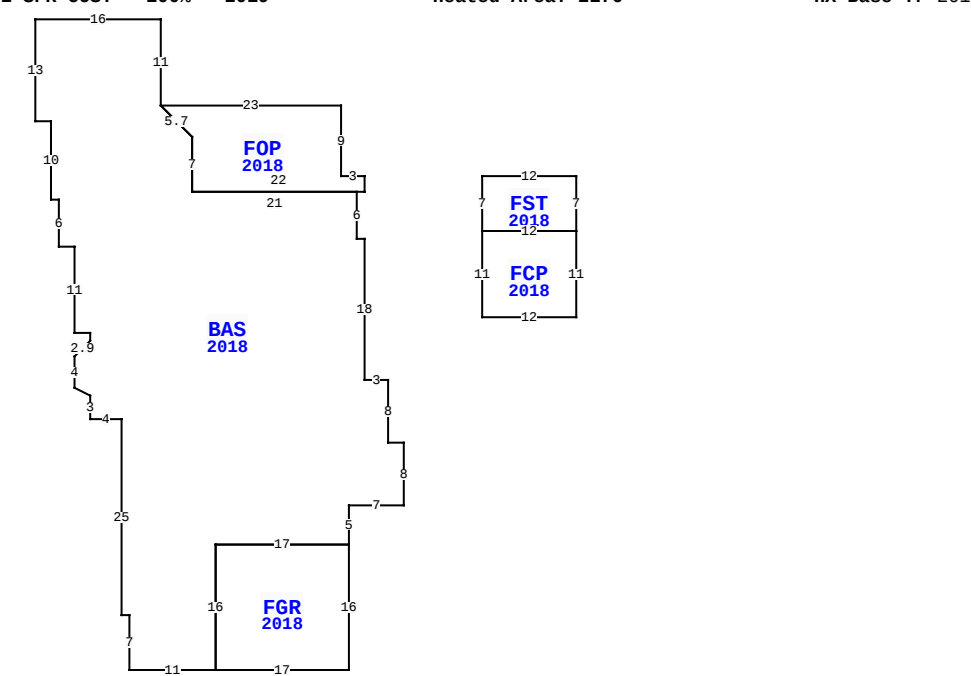


BREMER LISA E & CHRISTOPHER D
2523 S FLETCHER AVE
FERNANDINA BEACH, FL 32034

00-00-31-114A-0028-0000

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 100		0500	01	2,472	120.0000		189.60	468,691	2018	2018		0	0	2.50	97.50	VALUATION BY					STANDARD										
Roof Structur		03	GABLE/HIP 100		1 SFR CUST - 100% - 2019										Heated Area: 2176										HX Base Yr 2019									
Roof Cover		03	COMP SHNGL 100												Tax Group: 2										Tax Dist:									
Interior Wall		05	DRYWALL 100												BUILDING MARKET VALUE										456,974									
Interior Floo		11	CLAY TILE 100												TOTAL MARKET OB/XF VALUE										40,082									
Air Condition		03	CENTRAL 100												TOTAL LAND VALUE - MARKET										360,000									
Heating Type		04	AIR DUCTED 100												TOTAL MARKET VALUE										857,056									
Bedrooms			3 100												SOH/AGL Deduction										206,021									
Bathrooms			4 100												ASSESSED VALUE										651,035									
Frame		02	WOOD FRAME 100												TOTAL EXEMPTION VALUE										HX HB 50,722									
Stories		0	0 100												BASE TAXABLE VALUE										600,313									
Units			0 100												TOTAL JUST VALUE										857,056									
BUD8 Adjustme		02	DIST FB 100		NCON VALUE										0																			
Occupancy		00	NONE 100		INCOME VALUE																													
					PREVIOUS YEAR MKT VALUE										812,942																			
Quality		03	Quality Level 03																															
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	2,176	100	2018	2,176	402,256																													
FCP	132	25	2018	33	6,101																													
FGR	272	55	2018	150	27,729																													
FOP	223	30	2018	67	12,385																													
FST	84	55	2018	46	8,504																													
TOTALS		2,887			2,472	456,974																												
EXTRA FEATURES					2523 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	0861	POOL GUNIT	0 100	0	0	216.00	SF	85.00	85.00	100	2018	2018	3	84	15,422																			
2	0855	CONC PAVER	0 100	0	0	552.00	SF	10.00	10.00	100	2018	2018	3	97	5,354																			
3	0476	VF 6 SBPL	0 100	0	0	138.00	LF	32.00	32.00	100	2018	2018	3	92	4,063																			
4	0470	VNYL GATE	0 100	0	0	1.00	UT	300.00	300.00	100	2018	2018	3	92	276																			
5	0855	CONC PAVER	0 100	0	0	1,543.00	SF	10.00	10.00	100	2019	2019	3	97	14,967																			
LAND DESCRIPTION										TOTAL OB/XF										40,082														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV										
1	000100	C	RES	100		R-2	50.00	110.00	50.00	FF		1.00	1.00	0.96	7,500.00	7,200.00	360,000																	
REVIEW DATE	12/10/2019	BY	DJ	Total Acres: 0.00		Total Land Value: 360,000		Market: 0		Agricultural: 0		Common: 360,000		PRINTED 07/30/2025 BY SYS																				