

LAHOOD CHARLES J & ELAINE C
2473 S FLETCHER AVE
FERNANDINA BEACH, FL 32034

00-00-31-114A-0036-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																																			
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1																																			
ELEMENT	CD									TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND																																	
Exterior Wall	10	ABOVE AVG 50								0500	01	2,983	127.5580	201.54	601,194	1960	2005		0	0	0	9.25	90.75	VALUATION BY																															
Exterior Wall	17	CB STUCCO 50								1 SFR CUST - 100% - 2014										Heated Area: 2430										HX Base Yr 2014										STANDARD															
Roof Structure	03	GABLE/HIP 100																												Tax Group: 2								Tax Dist:																	
Roof Cover	12	MODULAR MT 100																												BUILDING MARKET VALUE								545,584																	
Interior Wall	05	DRYWALL 100																												TOTAL MARKET OB/XF VALUE								30,219																	
Interior Floor	11	CLAY TILE 50																												TOTAL LAND VALUE - MARKET								562,500																	
Interior Floor	14	CARPET 50																												TOTAL MARKET VALUE								1,138,303																	
Air Condition	03	CENTRAL 100																												SOH/AGL Deduction								508,549																	
Heating Type	04	AIR DUCTED 100																												ASSESSED VALUE								629,754																	
Bedrooms		3 100																												TOTAL EXEMPTION VALUE								HX HB 50,722																	
Bathrooms		3.5 100																												BASE TAXABLE VALUE								579,032																	
Frame	02	WOOD FRAME 100																												TOTAL JUST VALUE								1,138,303																	
Stories	2.	2. 100																												NCON VALUE								0																	
Units		0 100																												INCOME VALUE																									
BUD8 Adjustme	02	DIST FB 100																												PREVIOUS YEAR MKT VALUE								1,077,488																	
Occupancy	00	NONE 100																																																					
Quality		06	Quality Level 06																																																				
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	1,150	100	1993	1,150	210,332																																																		
FGR	616	55	1993	339	62,002																																																		
FOP	70	30	2006	21	3,841																																																		
FOP	237	30	2006	71	12,985																																																		
FUS	920	100	1993	920	168,266																																																		
FUS	360	100	2006	360	65,843																																																		
PTO	12	5	2006	1	183																																																		
PTO	12	5	2006	1	183																																																		
PTO	24	5	2006	1	183																																																		
UOP	40	20	2006	8	1,463																																																		
TOTALS	3,995			2,983	545,584																																																		
EXTRA FEATURES					2473 S FLETCHER AVE, FERNANDINA BEACH										BLD DATE 05/14/2007										KK										LGL DATE 05/07/2025										MLU										
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	0811	CONCRETE B	0 100	0	0	921.00	SF	5.20	5.20	100	1960	1960	3	20	958																																								
2	0810	CONCRETE A	0 100	0	0	142.00	SF	6.50	6.50	100	2006	2006	3	86	794																																								
3	0861	POOL GUNIT	0 100	0	0	336.00	SF	85.00	85.00	100	2011	2011	3	60	17,136																																								
4	0877	JACUZZI	0 100	0	0	1.00	UT	1,000.00	1,000.00	100	2011	2011	3	45	450																																								
5	0835	QUARY TILE	0 100	0	0	701.00	SF	10.00	10.00	100	2011	2011	3	91	6,379																																								
6	0476	VF 6 SBPL	0 100	0	0	126.00	LF	32.00	32.00	100	2011	2011	3	78	3,145																																								
7	0479	VF PICKET	0 100	0	0	114.00	LF	10.00	10.00	100	2011	2011	3	78	889																																								
8	0470	VNYL GATE	0 100	0	0	2.00	UT	300.00	300.00	100	2011	2011	3	78	468																																								
LAND DESCRIPTION										TOTAL OB/XF										30,219																																			
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	1.50	7,500.00	11,250.00	562,500																																						