

LOT 7 SECT 2
IN OR 1823/128
FERREIRA REPLAT OF

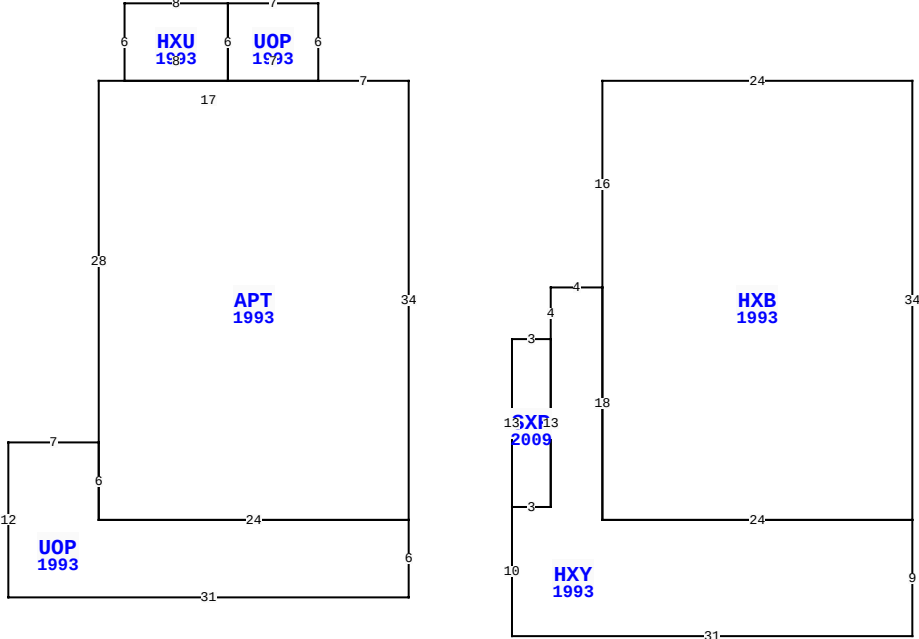
MARTIN NANCEE LEA
1023 NORTH FLETCHER AV
FERNANDINA BEACH, FL 32034

2025

00-00-31-126B-0007-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 50
Exterior Wall	15	CONC BLOCK 50
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floor	07	CORK/VTILE 60
Interior Floor	14	CARPET 40
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 100
Bedrooms	4	100
Bathrooms	2	100
Frame	03	MASONRY 100
Stories	2.	2. 100
Units	0	100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0800	MULTI-FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1056.00	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
APT	816	100
1993	816	88,995
HXB	816	100
1993	816	88,995
HXU	48	55
1993	26	2,836
HXY	354	15
1993	53	5,780
SXR	39	10
2009	4	437
UOP	42	20
1993	8	872
UOP	228	20
1993	46	5,016
TOTALS	2,343	
		1,769
		192,932

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
2700	01	1,769	96.5000	127.38	225,335	1967	1995	0	0	0	14.38	85.62
1 DUPLEX - 50.59% - 2018 Heated Area: 1632 HX Base Yr 2018												
												
1023 N FLETCHER AVE, FERNANDINA BEACH												
BLD DATE	03/23/2015	KK	LGL DATE									
XF DATE			LAND DATE									
INC DATE			AG DATE									

NASSAU COUNTY PROPERTY										PAGE 1 of 1		2
VALUATION SUMMARY												
VALUATION BY								STANDARD				
Tax Group: 2								Tax Dist:				
BUILDING MARKET VALUE								192,932				
TOTAL MARKET OB/XF VALUE								34				
TOTAL LAND VALUE - MARKET								300,000				
TOTAL MARKET VALUE								492,966				
SOH/AGL Deduction								196,564				
ASSESSED VALUE								296,402				
TOTAL EXEMPTION VALUE								50,722				
BASE TAXABLE VALUE								245,680				
TOTAL JUST VALUE								492,966				
NCON VALUE								0				
INCOME VALUE												
PREVIOUS YEAR MKT VALUE								483,795				

EXTRA FEATURES										1023 N FLETCHER AVE, FERNANDINA BEACH				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	1242	WD DECK A	0	100	6	7	42.00	SF	4.00	4.00	100	2003	2003	3	20	34	