



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	10	ABOVE AVG 100	0900	01	1,287	126.6720	167.21	215,199	1945	1970	0	0	20.50	79.50	VALUATION BY STANDARD														
Roof Structur	03	GABLE/HIP 100	1 SNGL FAM - 100% - 2015													Heated Area: 1072													
Roof Cover	03	COMP SHNGL 100														HX Base Yr 2015													
Interior Wall	03	PLASTER 100																											
Interior Floo	12	HARDWOOD 80																											
Interior Floo	08	SHT VINYL 20																											
Air Condition	03	CENTRAL 100																											
Heating Type	04	AIR DUCTED 100																											
Bedrooms		3 100																											
Bathrooms		1 100																											
Frame	02	WOOD FRAME 100																											
Stories	1.	1. 100																											
Units		0 100																											
BUD8 Adjustme	02	DIST FB 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	1,072	100	1993	1,072	142,503																								
FEP	112	80	1993	90	11,964																								
UGR	260	45	1993	117	15,553																								
UOP	40	20	1993	8	1,064																								
TOTALS			1,484		1,287	171,083																							
EXTRA FEATURES						2295 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	0811	CONCRETE B	0	100	0	0	734.00	SF	5.20	5.20	100	2005	2005	3	84	3,206													
2	0940	SHEDS/PORT	0	100	20	10	200.00	SF	30.00	30.00	100	2000	2000	3	20	1,200													
3	1076	TRELLIS A	0	100	0	0	345.00	SF	7.50	7.50	100	1995	1995	3	20	518													
LAND DESCRIPTION																													
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	000100	C	RES	100		R-2	50.00	110.00	50.00	FF		1.00	1.00	0.95	7,500.00	7,125.00	356,250												
REVIEW DATE 03/21/2024 BY KBA Total Acres: 0.00 Total Land Value: 356,250 Market: 0 Agricultural: 0 Common: 356,250 PRINTED 07/30/2025 BY SYS																													