



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		07	ASB SHNGLE 50		0500	01	1,332	117.1040	185.02	246,447		1955	2000	0	0	0	15.00	85.00	VALUATION BY		STANDARD													
Exterior Wall		23	REINF CONC 50		1 SFR CUST - 0% - 0										Heated Area: 1096										HX Base Yr									
Roof Structure		03	GABLE/HIP 100												STR 2625										STR 2625									
Roof Cover		03	COMP SHNGL 100												STR 2625										STR 2625									
Interior Wall		05	DRYWALL 100												BAL 2025										BAL 2025									
Interior Floor		14	CARPET 80												BAS 2024										BAS 2024									
Interior Floor		11	CLAY TILE 20												FUS 1993										FUS 1993									
Air Condition		03	CENTRAL 100												UGR 1993										UGR 1993									
Heating Type		04	AIR DUCTED 100												FST 1993										FST 1993									
Bedrooms		4	100												SFB 1993										SFB 1993									
Bathrooms		2	100												STR 2025										STR 2025									
Frame		03	MASONRY 100												BAL 2025										BAL 2025									
Stories		2.	2. 100												BAS 2024										BAS 2024									
Units		0	100												FUS 1993										FUS 1993									
BUD8 Adjustme		02	DIST FB 100		UGR 1993										UGR 1993																			
Occupancy		00	NONE 100		FST 1993										FST 1993																			
Quality		03	Quality Level 03		UGR 1993										UGR 1993																			
DOR CODE		0100	SINGLE FAMILY		FST 1993										FST 1993																			
MAP NUM			MKT AREA		01										01																			
NEIGHBORHOOD/LOC		1051.00																																
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																													
BAL	32	15	2025	5	786																													
BAL	434	15	2025	65	10,222																													
BAS	154	100	2024	154	24,219																													
FST	72	55	1993	40	6,291																													
FUS	673	100	1993	673	105,840																													
SFB	336	80	1993	269	42,305																													
STR	15	10	2025	2	315																													
STR	15	10	2025	2	315																													
STR	32	10	2025	3	472																													
UGR	264	45	1993	119	18,714																													
TOTALS	2,027			1,332	209,480																													
EXTRA FEATURES					1382 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																	
5	0855	CONC PAVER	0	0	0	0	1,294.00	SF	10.00	10.00	100	2025	2024		100	12,940																		
6	0855	CONC PAVER	0	0	0	0	432.00	SF	10.00	10.00	100	2025	2024		100	4,320																		
7	0855	CONC PAVER	0	0	0	0	150.00	SF	10.00	10.00	100	2025	2024		100	1,500																		
8	0416	DUNEWALKS	0	0	0	0	260.00	SF	30.00	30.00	100	2025	2024		100	7,800																		
9	1242	WD DECK A	0	0	0	0	74.00	SF	10.00	10.00	100	2025	2024		100	740																		
10	1134	LANDSCP BL	0	0	0	0	112.00	SF	3.00	3.00	100	2025	2024		100	336																		
LAND DESCRIPTION										TOTAL OB/XF										27,636														
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	000120	C	RES OCEAN		0	0006	R-1	75.00	150.00	75.00	FF		1.00	1.00	1.00	19,000.00	19,000.00	1,425,000																