



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	16	WD FR STUC 70		0500	22	6,125	317.1226	501.05	3,068,931	2021	2021	0	0	0	1.50	98.50	VALUATION BY																		
Exterior Wall	17	CB STUCCO 30		1 SFR CUST - 0% - 2023												Heated Area: 5300										Tax Group: 2									
Roof Structure	02	SHED 100														HX Base Yr										BUILDING MARKET VALUE									
Roof Cover	04	BUILT-UP 100																								TOTAL MARKET OB/XF VALUE									
Interior Wall	05	DRYWALL 100																								TOTAL LAND VALUE - MARKET									
Interior Floor	11	CLAY TILE 100																								TOTAL MARKET VALUE									
Air Condition	03	CENTRAL 100																								SOH/AGL Deduction									
Heating Type	04	AIR DUCTED 100																								ASSESSED VALUE									
Bedrooms	4	100																								TOTAL EXEMPTION VALUE									
Bathrooms	4	100																								BASE TAXABLE VALUE									
Bathrooms Frame	03	MASONRY 100																								TOTAL JUST VALUE									
Stories	3.	3. 100																								NCON VALUE									
Units	0	0 100																								INCOME VALUE									
Quality		01		Quality Level 01												PREVIOUS YEAR MKT VALUE																			
DOR CODE		0100		SINGLE FAMILY																															
MAP NUM				MKT AREA		01																													
NEIGHBORHOOD/LOC		1051.00																																	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																														
BAL	176	15	2021	26	12,832																														
BAS	1,331	100	2021	1,331	656,895																														
FGR	529	55	2021	291	143,619																														
FOP	45	30	2021	14	6,910																														
FOP	70	30	2021	21	10,364																														
FOP	299	30	2021	90	44,419																														
FOP	390	30	2021	117	57,744																														
FST	25	55	2021	14	6,910																														
FST	25	55	2021	14	6,910																														
FST	85	55	2021	47	23,196																														
TOTALS	7,950			6,125	3,022,897																														
EXTRA FEATURES						1848 S FLETCHER AVE, FERNANDINA BEACH										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	0855	CONC PAVER	0	0	0	0	2,414.00	SF	10.00	10.00	100	2021	2021	3	99	23,899																			
2	0855	CONC PAVER	0	0	0	0	573.00	SF	10.00	10.00	100	2021	2021	3	99	5,673																			
3	0861	POOL GUNIT	0	0	0	0	353.00	SF	170.00	170.00	100	2021	2021	3	93	55,809																			