



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	VALUATION BY										STANDARD																												
Exterior Wall	23	REINF CONC 70										2700	01	3,103	110.7680	146.21	453,690	1948	1980	0	0	0	20.80	79.20	Tax Group: 2										Tax Dist:																										
Exterior Wall	10	ABOVE AVG 30										1 DUPLEX - 70% - 2024										Heated Area: 2604										HX Base Yr 2024										BUILDING MARKET VALUE										359,322									
Roof Structure	03	GABLE/HIP 100																														TOTAL MARKET OB/XF VALUE										2,983																			
Roof Cover	03	COMP SHNGL 80																														TOTAL LAND VALUE - MARKET										573,750																			
Roof Cover	04	BUILT-UP 20																														TOTAL MARKET VALUE										936,055																			
Interior Wall	04	PLYWOOD 50																														SOH/AGL Deduction										74,779																			
Interior Wall	05	DRYWALL 50																														ASSESSED VALUE										861,276																			
Interior Floor	11	CLAY TILE 50																														TOTAL EXEMPTION VALUE										HX HB										50,722									
Interior Floor	14	CARPET 50																														BASE TAXABLE VALUE										810,554																			
Air Condition	03	CENTRAL 100																														TOTAL JUST VALUE										936,055																			
Heating Type	04	AIR DUCTED 100																														NCON VALUE										0																			
Bedrooms		4 100																														INCOME VALUE																													
Bathrooms		3 100																														PREVIOUS YEAR MKT VALUE										834,868																			
Frame	03	MASONRY 100																																																											
Stories	1.5	1.5 100																																																											
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		1057.00																																																											
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																																																								
APT	792	100	1993	792	91,712																																																								
FOP	25	30	2009	8	927																																																								
FOP	168	30	2009	50	5,790																																																								
HXB	475	100	1993	475	55,004																																																								
HXB	1,337	100	1993	1,337	154,823																																																								
HXG	412	55	1993	227	26,286																																																								
HXP	25	30	2009	8	927																																																								
HXP	371	30	2009	111	12,853																																																								
HXS	228	40	2009	91	10,538																																																								
STR	45	10	2009	4	463																																																								
TOTALS	3,878			3,103	359,322																																																								
EXTRA FEATURES										649 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	0810	CONCRETE A	0	100	0	0	400.00	SF	6.50	6.50	100	1948	1948	3	20	520																																													
2	0810	CONCRETE A	0	100	0	0	1,263.00	SF	6.50	6.50	100	1980	1980	3	30	2,463																																													