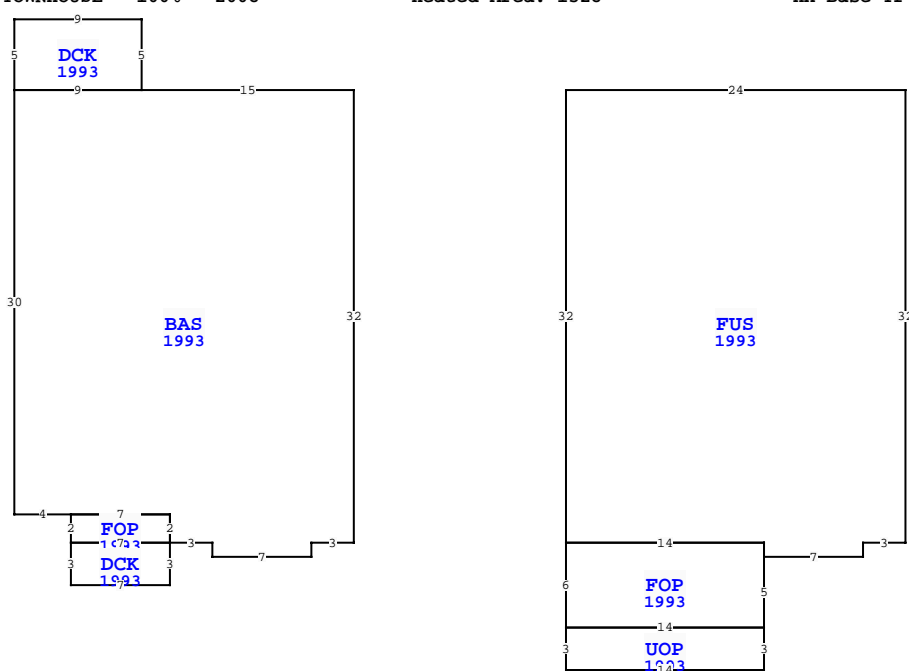


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	05	AVERAGE 50	
Exterior Wall	15	CONC BLOCK 50	
Roof Structure	03	GABLE/HIP 100	
Roof Cover	03	COMP SHNGL 100	
Interior Wall	05	DRYWALL 100	
Interior Floor	14	CARPET 100	
Air Condition	03	CENTRAL 100	
Heating Type	04	AIR DUCTED 100	
Bedrooms		3 100	
Bathrooms		2 100	
Frame	02	WOOD FRAME 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	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC		1069.00	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	753	100	1993
DCK	21	10	1993
DCK	45	10	1993
FOP	14	30	1993
FOP	84	30	1993
FUS	775	100	1993
UOP	42	20	1993
TOTALS	1,734		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	TOWNHOUSE	- 100%	- 2008		281,947	1981	1981	0	0	19.75	80.25
					Heated Area: 1528			HX Base Yr 2008			



NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE			226,262
TOTAL MARKET OB/XF VALUE			0
TOTAL LAND VALUE - MARKET			360,000
TOTAL MARKET VALUE			586,262
SOH/AGL Deduction			377,644
ASSESSED VALUE			208,618
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			157,896
TOTAL JUST VALUE			586,262
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			447,665

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20071670	REPAIR/RRF	300	09/05/2007

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0344/0131	8/01/1981	WD Q		I		65,000

EXTRA FEATURES																
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

BLD DATE		09/24/2012	KK	LGL DATE	05/07/2025	MLU
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BUILDING NOTES	
3165 S FLETCHER AV 9, FERNANDINA BEACH	

BUILDING DIMENSIONS	
BAS=[YR=1993] W15 DCK=[YR=1993] N5 W9 S5 E9\$ W9 S30 E4 FOP=[YR=1993] S2 DCK=[YR=1993] S3 E7 N3 W7\$ E7 N2 W7 \$ E7 S2E3 S1 E7 N1 E3 N32\$ PTR= E15 FUS=[YR=1993] E24 S32 W3 S1 W7 FOP=[YR=1993] S5 UOP=[YR=1993] S3 W14 N3 E14\$ W14 N6 E14 S1\$ N1 W14 N32\$ W15\$.	

LAND DESCRIPTION										TOTAL OB/XF														
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	000100	C	RES	100	0003	R-3	0.00	0.00	1.00	LT		1.00	1.00	1.20	300,000.00	360,000.00	360,000							