

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																			
ELEMENT		CD	CONSTRUCTION							VALUATION SUMMARY										PAGE 1 of 2		2																	
Exterior Wall		17	CB STUCCO 100							TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION BY		STANDARD														
Roof Structur		08	IRREGULAR 100							0320	01	2,980	122.5290	122.53	365,139	2000	2000	0	0	0	12.00	88.00	Tax Group: 2		Tax Dist:														
Roof Cover		12	MODULAR MT 100							1 TOWNHOUSE - 100% - 2014										Heated Area: 2531										HX Base Yr 2014									
Interior Wall		05	DRYWALL 100																	BUILDING MARKET VALUE										321,322									
Interior Floo		11	CLAY TILE 50																	TOTAL MARKET OB/XF VALUE										29,230									
Interior Floo		14	CARPET 50																	TOTAL LAND VALUE - MARKET										445,538									
Air Condition		03	CENTRAL 100																	TOTAL MARKET VALUE										796,090									
Heating Type		04	AIR DUCTED 100																	SOH/AGL Deduction										379,375									
Bedrooms			3 100							ASSESSED VALUE										416,715																			
Bathrooms			3.5 100							TOTAL EXEMPTION VALUE										HX HB WX																			
Frame		02	WOOD FRAME 100							BASE TAXABLE VALUE										360,993																			
Stories		2.	2. 100							TOTAL JUST VALUE										796,090																			
Units		0	0 100							NCON VALUE										0																			
Occupancy		00	NONE 100							INCOME VALUE										PREVIOUS YEAR MKT VALUE																			
																				705,656																			
Quality		05	Quality Level 05																																				
DOR CODE		0100	SINGLE FAMILY																																				
MAP NUM			MKT AREA							01																													
NEIGHBORHOOD/LOC			1059.00																																				
AREA TYPE			TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																																
BAS		1,538	100	2000	1,538	165,837																																	
FEP		152	80	2010	122	13,155																																	
FGR		487	55	2000	268	28,897																																	
FOP		136	30	2000	41	4,421																																	
FST		24	55	2000	13	1,402																																	
FUS		993	100	2000	993	107,071																																	
UOP		24	20	2000	5	539																																	
TOTALS		3,354			2,980	321,322																																	
EXTRA FEATURES		3443 S FLETCHER AVE, FERNANDINA BEACH										BLD DATE										LGL DATE																	
												XF DATE										LAND DATE																	
												INC DATE										AG DATE																	
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	05/07/2025 MLU																					
1	0812	CONCRETE C	0	100	0	0	1,144.00	SF	4.00	4.00	100	2000	2000	3	77	3,524																							
2	0810	CONCRETE A	0	100	0	0	237.00	SF	6.50	6.50	100	2000	2000	3	77	1,186																							
3	0861	POOL GUNIT	0	100	0	0	400.00	SF	85.00	85.00	100	2000	2000	3	23	7,820																							
4	0845	KOOL DECK	0	100	0	0	192.00	SF	7.25	7.25	100	2000	2000	3	77	1,072																							
5	0462	ST/AL FNC	0	100	0	0	44.00	SF	10.00	10.00	100	2000	2000	3	27	119																							
6	1126	CB/STC 8"	0	100	0	0	517.00	SF	8.00	8.00	100	2000	2000	3	77	3,185																							
7	0097	AWNING CN	0	100	0	0	15.00	SF	65.00	65.00	100	2000	2000	3	40	390																							
8	1126	CB/STC 8"	0	100	0	0	291.00	SF	8.00	8.00	100	2000	2000	3	77	1,793																							
9	1121	CB 4"	0	100	50	8	400.00	SF	5.00	5.00	100	2000	2000	3	77	1,540																							
10	1124	CB/STC 4"	0	100	50	8	400.00	SF	6.50	6.50	100	2000	2000	3	77	2,002																							
LAND DESCRIPTION										TOTAL OB/XF										22,631																			
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		R-3	50.00	125.00	50.00	FF	1	1.09	1.00	1.19	7,500.00	8,910.75	445,538																						

**BRASWELL PAULA F L/E/
3443 S FLETCHER AV
FERNANDINA BEACH, FL 32034**

00-00-31-1680-0011-0090

[illegible]