



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 1 of 1		2								
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	31	HARDIE BRD 100				0500	11	3,615	140.6376	222.21	803,289	2023	2023	0	0	0	0.00	100.00	VALUATION BY										STANDARD											
Roof Structure	03	GABLE/HIP 100				1 SFR CUST - 100% - 2024													Heated Area: 3093										HX Base Yr 2024											
Roof Cover	12	MODULAR MT 100																											Tax Group: 2										Tax Dist:	
Interior Wall	05	DRYWALL 100																											BUILDING MARKET VALUE										803,289	
Interior Floor	13	LVT/LAMNT 70																											TOTAL MARKET OB/XF VALUE										78,563	
Interior Floor	12	HARDWOOD 30																											TOTAL LAND VALUE - MARKET										408,750	
Air Condition	03	CENTRAL 100																											TOTAL MARKET VALUE										1,290,602	
Heating Type	04	AIR DUCTED 100																											SOH/AGL Deduction										87,063	
Bedrooms		4 100																											ASSESSED VALUE										1,203,539	
Bathrooms		5 100																											TOTAL EXEMPTION VALUE										50,722	
Frame	02	WOOD FRAME 100																											BASE TAXABLE VALUE										1,152,817	
Stories	3.	3. 100																											TOTAL JUST VALUE										1,290,602	
Units		0 100																											NCON VALUE										0	
Quality		05 Quality Level 05																											INCOME VALUE											
DOR CODE		0100 SINGLE FAMILY																											PREVIOUS YEAR MKT VALUE										1,180,010	
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	757	100	2024	757	168,213																																			
FGR	546	55	2024	300	66,663																																			
FOP	96	30	2024	29	6,444																																			
FSP	120	40	2024	48	10,666																																			
FSP	150	40	2024	60	13,333																																			
FST	42	55	2024	23	5,111																																			
FST	42	55	2024	23	5,111																																			
FST	42	55	2024	23	5,111																																			
FUS	1,168	100	2024	1,168	259,541																																			
FUS	1,168	100	2024	1,168	259,541																																			
TOTALS	4,291			3,615	803,289																																			
EXTRA FEATURES						3621 S FLETCHER AVE, FERNANDINA BEACH										BLD DATE				LGL DATE		05/07/2025		MLU																
																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																								
1	0855	CONC PAVR	0 100	0	0	2,394.00	SF	10.00	10.00	100	2024	2023		100	23,940																									
2	0871	POOL HTR R	0 100	0	0	1.00	UT	2,000.00	2,000.00	100	2024	2023		97	1,940																									
3	0861	POOL GUNIT	0 100	0	0	510.00	SF	85.00	85.00	100	2024	2023		98	42,483																									
4	0409	ELEVATOR R	0 100	0	0	1.00	UT	10,200.00	10,200.00	100	2024	2023		100	10,200																									