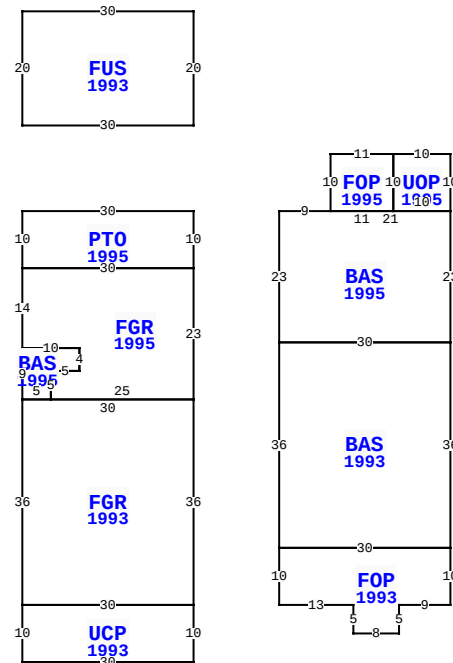


DOWLING MICHAEL T & VICTORIA E
3655 S FLETCHER AV
FERNANDINA BEACH, FL 32034

00-00-31-1680-0013-0150

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	% COND											
Exterior Wall	16	WD FR STUC 60								0500	01	3,603	96.8400	153.01	551,295	1990	1990	0	0	17.00	83.00										
Exterior Wall	17	CB STUCCO 40								1 SFR CUST - 100% - 2000										Heated Area: 2435 HX Base Yr 2000											
Roof Structure	03	GABLE/HIP 100																													
Roof Cover	03	COMP SHNGL 100																													
Interior Wall	05	DRYWALL 100																													
Interior Floor	14	CARPET 80																													
Interior Floor	08	SHT VINYL 20																													
Air Condition	03	CENTRAL 100																													
Heating Type	04	AIR DUCTED 100																													
Bedrooms		4 100																													
Bathrooms		2.5 100																													
Frame	02	WOOD FRAME 100																													
Stories	2.5	2.5 100																													
Units		0 100																													
Occupancy	00	NONE 100																													
Quality		03	Quality Level 03																												
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	1,080	100	1993	1,080	137,158																										
BAS	65	100	1995	65	8,255																										
BAS	690	100	1995	690	87,629																										
FGR	1,080	55	1993	594	75,437																										
FGR	625	55	1995	344	43,687																										
FOP	340	30	1993	102	12,954																										
FOP	110	30	1995	33	4,191																										
FUS	600	100	1993	600	76,199																										
PTO	300	5	1995	15	1,905																										
UCP	300	20	1993	60	7,620																										
TOTALS	5,290			3,603	457,575																										
EXTRA FEATURES										3655 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	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1990	1990	3	66	1,320															
2	0812	CONCRETE C	0	100	0	0	1,667.00	SF	4.00	4.00	100	1990	1990	3	57	3,801															
3	1242	WD DECK A	0	100	9	5	45.00	SF	10.00	10.00	100	1990	1990	3	20	90															
4	0810	CONCRETE A	0	100	0	0	109.00	SF	6.50	6.50	100	1990	1990	3	57	404															
5	0858	SCULP CONC	0	100	0	0	351.00	SF	13.00	13.00	100	1995	1995	3	90	4,107															
6	0811	CONCRETE B	0	100	0	0	512.00	SF	5.20	5.20	100	1995	1995	3	68	1,810															
7	0810	CONCRETE A	0	100	0	0	87.00	SF	6.50	6.50	100	1995	1995	3	68	385															
8	0810	CONCRETE A	0	100	8	10	80.00	SF	6.50	6.50	100	1990	1990	3	57	296															
9	0861	POOL GUNIT	0	100	0	0	315.00	SF	85.00	85.00	100	1997	1997	3	20	5,355															
10	0845	KOOL DECK	0	100	0	0	429.00	SF	7.25	7.25	100	1997	1997	3	72	2,239															
LAND DESCRIPTION										TOTAL OB/XF										19,807											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LAND 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-1	50.00	125.00	50.00	FF	1	1.09	1.00	1.01	7,500.00	7,574.25	378,712														
2	000100	C	RES	100		R-1	50.00	100.00	50.00	FF	1	1.00	1.00	0.50	7,500.00	3,750.00	187,500														