



BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS												NASSAU COUNTY PROPERTY																				
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 2																							
Exterior Wall	10	ABOVE AVG 50	0500	11	4,061	131.0496	207.06	840,871	1955	2000	0	0	11.75	88.25	VALUATION SUMMARY																							
Exterior Wall	15	CONC BLOCK 50	1 SFR CUST - 0% - 0												Heated Area: 3302												HX Base Yr											
Roof Structure	03	GABLE/HIP 100													VALUATION BY												STANDARD											
Roof Cover	03	COMP SHNGL 100													Tax Group: 2												Tax Dist:											
Interior Wall	04	PLYWOOD 60													BUILDING MARKET VALUE												809,334											
Interior Wall	05	DRYWALL 40													TOTAL MARKET OB/XF VALUE												27,750											
Interior Floor	12	HARDWOOD 90													TOTAL LAND VALUE - MARKET												1,425,000											
Interior Floor	08	SHT VINYL 10													TOTAL MARKET VALUE												2,262,084											
Air Condition	03	CENTRAL 100													SOH/AGL Deduction												19,942											
Heating Type	04	AIR DUCTED 100													ASSESSED VALUE												2,242,142											
Bedrooms	3	100													TOTAL EXEMPTION VALUE												0											
Bathrooms	4.5	100													BASE TAXABLE VALUE												2,242,142											
Frame	02	WOOD FRAME 100	TOTAL JUST VALUE												2,262,084																							
Stories	3.	100	NCON VALUE												0																							
Units	0	100	INCOME VALUE																																			
BUD8 Adjustme	02	DIST FB 100	PREVIOUS YEAR MKT VALUE												2,038,311																							
Quality			05	Quality Level 05																																		
DOR CODE			0100	SINGLE FAMILY																																		
MAP NUM			MKT AREA												01																							
NEIGHBORHOOD/LOC			1053.00																																			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																																	
BAS	1,432	100	1993	1,432	261,670																																	
FGR	874	55	1993	481	87,893																																	
FOP	180	30	2002	54	9,867																																	
FUS	1,454	100	2002	1,454	265,690																																	
PTO	360	5	2007	18	3,289																																	
SFB	120	80	1993	96	17,542																																	
SFB	190	80	2016	152	27,775																																	
SFB	210	80	2016	168	30,699																																	
STR	48	10	2007	5	913																																	
STR	100	10	2007	10	1,828																																	
TOTALS	5,523			4,061	742,069																																	
EXTRA FEATURES						4136 S FLETCHER AVE, FERNANDINA BEACH												05/07/2025 MLU																				
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	0	0	0	228.00	SF	6.50	6.50	100	1980	1980	3	30	445																						
2	0812	CONCRETE C	0	0	0	0	1,408.00	SF	4.00	4.00	100	2002	2002	3	80	4,506																						
3	0810	CONCRETE A	0	0	0	0	156.00	SF	6.50	6.50	100	2002	2002	3	80	811																						
4	0415	BEACHWALK	0	0	0	0	452.00	SF	5.75	5.75	100	2002	2002	3	20	520																						
5	1123	CB 8"	0	0	0	0	122.00	SF	6.15	6.15	100	1965	1965	3	20	150																						
6	1126	CB/STC 8"	0	0	0	0	1,365.00	SF	8.00	8.00	100	1965	1965	3	20	2,184																						
7	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	2002	2002	3	85	2,975																						
8	0855	CONC PAVER	0	0	0	0	1,275.00	SF	10.00	10.00	100	2014	2014	3	94	11,985																						
9	0855	CONC PAVER	0	0	0	0	444.00	SF	10.00	10.00	100	2014	2014	3	94	4,174																						
LAND DESCRIPTION						TOTAL OB/XF												27,750																				
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV														
1	000120	C	RES OCEAN	0		R-1	75.00	400.00	75.00	FF		1.00	1.00	1.00	19,000.00	19,000.00	1,425,000																					
REVIEW DATE 11/21/2022 BY DJX Total Acres: 0.00 Total Land Value: 1,425,000 Market: 0 Agricultural: 0 Common: 1,425,000 PRINTED 07/30/2025 BY SYS																																						

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