



BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 1 of 2				8														
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY												STANDARD																
Exterior Wall	17	CB STUCCO 100	0500	12	7,314	205.7510	325.09	2,377,708	2005	2010	0	0	0	7.00	93.00	VALUATION BY																												
Roof Structur	08	IRREGULAR 100	1 SFR CUST - 100% - 2019										Heated Area: 5887				HX Base Yr 2019																											
Roof Cover	11	SLATE 100																																										
Interior Wall	05	DRYWALL 100																																										
Interior Floo	11	CLAY TILE 80																																										
Interior Floo	14	CARPET 20																																										
Air Condition	03	CENTRAL 100																																										
Heating Type	04	AIR DUCTED 100																																										
Bedrooms		5 100																																										
Bathrooms		5.5 100																																										
Frame	02	WOOD FRAME 100																																										
Stories	2.	2. 100																																										
Units		0 100																																										
Quality			03	Quality Level 03																																								
DOR CODE			0100	SINGLE FAMILY																																								
MAP NUM				MKT AREA		03																																						
NEIGHBORHOOD/LOC			1053.00																																									
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																																							
BAS	2,328	100	2005	2,328	703,833																																							
FGR	552	55	2005	304	91,909																																							
FGR	558	55	2005	307	92,817																																							
FOP	145	30	2005	44	13,303																																							
FOP	145	30	2005	44	13,303																																							
FOP	172	30	2005	52	15,722																																							
FOP	177	30	2005	53	16,024																																							
FOP	184	30	2005	55	16,628																																							
FOP	596	30	2005	179	54,118																																							
FOP	696	30	2005	209	63,188																																							
TOTALS	9,682			7,314	211,268																																							
EXTRA FEATURES						4296 S FLETCHER AVE, FERNANDINA BEACH											BLD DATE		06/25/2007		KK	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	0810	CONCRETE A	0	100	22	5	110.00	SF	6.50	6.50	100	2005	2005	3	84	601																												
2	0810	CONCRETE A	0	100	14	3	42.00	SF	6.50	6.50	100	2005	2005	3	84	229																												
4	0835	QUARY TILE	0	100	6	8	48.00	SF	10.00	10.00	100	2005	2005	3	84	403																												
5	1123	CB 8"	0	100	0	0	684.00	SF	6.15	6.15	100	2005	2005	3	84	3,534																												
6	0810	CONCRETE A	0	100	20	5	100.00	SF	6.50	6.50	100	2005	2005	3	84	546																												
7	0855	CONC PAVER	0	100	0	0	372.00	SF	10.00	10.00	100	2005	2005	3	84	3,125																												
8	0811	CONCRETE B	0	100	0	0	710.00	SF	5.20	5.20	100	2005	2005	3	84	3,101																												
9	0415	BEACHWALK	0	100	0	0	1,160.00	SF	5.75	5.75	100	1997	1997	3	20	1,334																												
10	0811	CONCRETE B	0	100	0	0	528.00	SF	5.20	5.20	100	2005	2005	3	84	2,306																												
11	0855	CONC PAVER	0	100	0	0	4,006.00	SF	10.00	10.00	100	2005	2005	3	84	33,650																												
LAND DESCRIPTION						TOTAL OB/XF										48,829																												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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	100			RSF	1118.00	400.00	118.00	FF	1.00	1.00	0.85	19,000.00	16,150.00	1,905,700																											

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																					VALUATION BY										STANDARD									
																					Tax Group: 8										Tax Dist:									
																					BUILDING MARKET VALUE										2,211,268									
																					TOTAL MARKET OB/XF VALUE										100,904									
																					TOTAL LAND VALUE - MARKET										1,905,700									
																					TOTAL MARKET VALUE										4,217,872									
																					SOH/AGL Deduction										1,274,536									
																					ASSESSED VALUE										2,943,336									
																					TOTAL EXEMPTION VALUE										HX HB WX 55,722									
																					BASE TAXABLE VALUE										2,887,614									
																					TOTAL JUST VALUE										4,217,872									
																					NCON VALUE										0									
																					INCOME VALUE																			
																					PREVIOUS YEAR MKT VALUE										3,870,589									
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