



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 1 2																		
Exterior Wall	05	AVERAGE 50	0900	01	2,009	107.3100	149.16	299,662	1970	2010	0	0	0	7.25	92.75	VALUATION SUMMARY																		
Exterior Wall	16	WD FR STUC 50	1 SNGL FAM 100% - 2023														Heated Area: 1872		HX Base Yr 2023															
Roof Structure	03	GABLE/HIP 100															VALUATION BY		STANDARD															
Roof Cover	03	COMP SHNGL 100															Tax Group: 2		Tax Dist:															
Interior Wall	04	PLYWOOD 50															BUILDING MARKET VALUE		277,937															
Interior Wall	05	DRYWALL 50															TOTAL MARKET OB/XF VALUE		384															
Interior Floor	13	LVT/LAMNT 100															TOTAL LAND VALUE - MARKET		408,000															
Air Condition	03	CENTRAL 100															TOTAL MARKET VALUE		686,321															
Heating Type	04	AIR DUCTED 100															SOH/AGL Deduction		81,721															
Bedrooms	4	100															ASSESSED VALUE		604,600															
Bathrooms	2	100															TOTAL EXEMPTION VALUE		51,411															
Frame	02	WOOD FRAME 100															BASE TAXABLE VALUE		553,189															
Stories	2.	2. 100															TOTAL JUST VALUE		686,321															
Units	0	100															NCON VALUE		0															
BUD8 Adjustme	02	DIST FB 100															INCOME VALUE																	
Occupancy	00	NONE 100															PREVIOUS YEAR MKT VALUE		627,011															
Quality	03	Quality Level 03																																
DOR CODE	0100	SINGLE FAMILY																																
MAP NUM		MKT AREA																																
NEIGHBORHOOD/LOC		1058.00																																
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																													
BAS	1,056	100	1993	1,056	146,093																													
FOP	144	30	2006	43	5,949																													
FUS	816	100	1993	816	112,891																													
PTO	168	5	1993	8	1,107																													
PTO	192	5	1993	10	1,384																													
UOP	168	20	1993	34	4,703																													
UOP	212	20	1993	42	5,811																													
TOTALS	2,756			2,009	277,937																													
EXTRA FEATURES						2747 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																			
3	0940	SHEDS/PORT	0	100	8	8		64.00	SF	30.00				384																				