



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	VALUATION SUMMARY														
Exterior Wall	07	ASB SHNGLE 80	0900	01	1,659	111.0900	154.42	256,183	1941	1995	0	0	20.95	79.05	STANDARD														
Exterior Wall	05	AVERAGE 20	1 SNGL FAM 100% - 2020													Heated Area: 1624													
Roof Structure	03	GABLE/HIP 100														HX Base Yr 2020													
Roof Cover	03	COMP SHNGL 100																											
Interior Wall	05	DRYWALL 100																											
Interior Floor	12	HARDWOOD 70																											
Interior Floor	11	CLAY TILE 30																											
Air Condition	03	CENTRAL 100																											
Heating Type	04	AIR DUCTED 100																											
Bedrooms	3	100																											
Bathrooms	2.5	100																											
Frame	02	WOOD FRAME 100																											
Stories	1.	1. 100																											
Units	0	100																											
BUD8 Adjustme	02	DIST FB 100																											
Occupancy	00	NONE 100																											
Quality		04	Quality Level 04																										
DOR CODE		0100	SINGLE FAMILY																										
MAP NUM			MKT AREA		01																								
NEIGHBORHOOD/LOC		1058.00																											
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																								
BAS	1,336	100	1993	1,336	163,084																								
BAS	288	100	2016	288	35,156																								
STR	28	10	2016	3	366																								
UOP	160	20	1997	32	3,906																								
TOTALS		1,812			1,659	202,513																							
EXTRA FEATURES															2159 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	0820	WOOD WALK	0	100	0	0			288.00	SF	11.75				1,354														
LAND DESCRIPTION																													
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													
1	000100	C	RES	100		R-2	50.00	110.00	50.00	FF		1.00	1.00	0.95	8,500.00	8,075.00													
LAND VALUE																													
403,750																													
OTHER ADJUSTMENTS AND NOTES																													
YEAR DENSITY DECL FRZ YR CONSRV																													
REVIEW DATE 01/01/2023 BY CD																													
Total Acres: 0.00																													
Total Land Value: 403,750																													
Market: 0																													
Agricultural: 0																													
Common: 403,750																													
PRINTED 07/09/2026 BY SYS																													