

MONEY FOR NOTHIN LIVING TRUST/GARDY TERRY TRUSTEE
2230 S FLETCHER AVE
FERNANDINA BEACH, FL 32034

00-00-31-1360-0041-0000



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	NORM	% COND	VALUATION BY		STANDARD													
Exterior Wall	17	CB STUCCO 70	0500	11	4,076	150.9165	250.52	1,021,120	2019	2019	0	0	2.85	97.15	Tax Group: 2		Tax Dist:												
Exterior Wall	10	ABOVE AVG 30	1 SFR CUST 100% - 2020												Heated Area: 3306		HX Base Yr 2020												
Roof Structur	08	IRREGULAR 100															STR 2019												
Roof Cover	13	STAND SEAM 100																											
Interior Wall	05	DRYWALL 100																											
Interior Floo	12	HARDWOOD 90																											
Interior Floo	11	CLAY TILE 10																											
Air Condition	03	CENTRAL 100																											
Heating Type	04	AIR DUCTED 100																											
Bedrooms	4	100																											
Bathrooms	4.5	100																											
Frame	03	MASONRY 100																											
Stories	3.	3. 100																											
Units		0 100																											
Quality		05	Quality Level 05																										
DOR CODE		0100	SINGLE FAMILY																										
MAP NUM			MKT AREA		01																								
NEIGHBORHOOD/LOC		1052.00																											
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																								
BAL	48	15	2019	7	1,704																								
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BAS	486	100	2019	486	118,283																								
FGR	744	55	2019	409	99,543																								
FOP	360	30	2019	108	26,285																								
FOP	360	30	2019	108	26,285																								
FST	180	55	2019	99	24,094																								
FUS	1,410	100	2019	1,410	343,166																								
FUS	1,410	100	2019	1,410	343,166																								
PTO	360	5	2019	18	4,380																								
TOTALS	5,542			4,076	992,018																								
EXTRA FEATURES						2230 S FLETCHER AVE, FERNANDINA BEACH										BLD DATE		LGL DATE		04/27/2026		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	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	2019	2019	3	98	3,430														
4	0410	ELEVATOR	0 100	0	0	1.00	UT	10,000.00	10,000.00	100	2019	2019	3	100	10,000														
5	0416	DUNEWALKS	0 100	0	0	956.00	SF	60.00	60.00	100	2021	2021	3	86	49,330														
LAND DESCRIPTION																													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND 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	000120	C	RES OCEAN	100		R-2	50.00	250.00	50.00	FF		1.00	1.00	1.20	21,000.00	25,200.00	1,260,000												