



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	16	WD FR STUC 100		0900	01	2,023	120.7360	167.82	339,500	1981	2001	0	0	12.00	88.00	VALUATION BY																			
Roof Structur	03	GABLE/HIP 100		1 SNGL FAM 100% - 2022										Heated Area: 1280										STANDARD											
Roof Cover	03	COMP SHNGL 100																						Tax Group: 2											
Interior Wall	05	DRYWALL 100																						Tax Dist:											
Interior Floo	14	CARPET 80																						BUILDING MARKET VALUE											
Interior Floo	08	SHT VINYL 20																						TOTAL MARKET OB/XF VALUE											
Air Condition	03	CENTRAL 100																						TOTAL LAND VALUE - MARKET											
Heating Type	04	AIR DUCTED 100																						TOTAL MARKET VALUE											
Bedrooms		3 100																						SOH/AGL Deduction											
Bathrooms		2 100																						ASSESSED VALUE											
Frame	07	SPECIAL 100																						TOTAL EXEMPTION VALUE											
Stories	1.	1. 100																						BASE TAXABLE VALUE											
Units	0	0 100																						TOTAL JUST VALUE											
BUD8 Adjustme	02	DIST FB 100																						NCON VALUE											
Occupancy	00	NONE 100																						INCOME VALUE											
Quality		05	Quality Level 05																						PREVIOUS YEAR MKT VALUE										
DOR CODE		0100	SINGLE FAMILY																																
MAP NUM			MKT AREA																																
NEIGHBORHOOD/LOC		1056.00																																	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																														
BAL	340	15	1994	51	7,532																														
BAL	196	15	2012	29	4,283																														
BAL	270	15	2017	40	5,907																														
BAS	1,280	100	1993	1,280	189,033																														
PTO	304	5	1994	15	2,215																														
STR	36	10	1994	4	590																														
STR	48	10	2012	5	738																														
UGR	1,280	45	1994	576	85,064																														
UOP	36	20	1994	7	1,034																														
UST	36	45	2012	16	2,363																														
TOTALS	3,826			2,023	298,760																														
EXTRA FEATURES					1729 N 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																			
2	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1981	1981	3	44	1,540																				

PENDLETON PATRICIA M
1729 N FLETCHER AV
FERNANDINA BEACH, FL 32034

00-00-31-1401-007A-0151

[illegible]