



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									
																	VALUATION BY Tax Group: 2 Tax Dist: STANDARD BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 0 TOTAL LAND VALUE - MARKET 224,700 TOTAL MARKET VALUE 224,700 SOH/AGL Deduction 56,793 ASSESSED VALUE 167,907 TOTAL EXEMPTION VALUE 04 167,907 BASE TAXABLE VALUE 0 TOTAL JUST VALUE 224,700 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 203,300										
DOR CODE 8000 VAC GOVERNMENTAL																PERMIT NUM 20090644 DESCRIPTION DEMOLITION AMT 1,000 ISSUED 05/26/2009											
MAP NUM																											
NEIGHBORHOOD/LOC 1051.00																											
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																						
TOTALS																											
EXTRA FEATURES						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												
																	BUILDING NOTES										
																	BUILDING DIMENSIONS										
																	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	008900	C	MUNICIPAL	0		REC	10.00	195.00	10.00	FF		1.00	1.00	1.07	21,000.00	22,470.00	224,700										
REVIEW DATE 04/27/2026 BY MLU Total Acres: 0.00 Total Land Value: 224,700 Market: 0 Agricultural: 0 Common: 224,700 PRINTED 07/09/2026 BY SYS																											