



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 STANDARD Tax Group: 2 Tax Dist: BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 0 TOTAL LAND VALUE - MARKET 1,120,000 TOTAL MARKET VALUE 1,120,000 SOH/AGL Deduction 0 ASSESSED VALUE 1,120,000 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 1,120,000 TOTAL JUST VALUE 1,120,000 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 1,050,000										
DOR CODE 1000 VACANT COMMERCIAL																PERMIT NUM 20220315				DESCRIPTION NEW CONSTR		AMT 3,735,892		ISSUED 02/23/2023			
MAP NUM																											
NEIGHBORHOOD/LOC 1051.00																											
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																						
TOTALS																											
EXTRA FEATURES						1962 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												
LAND DESCRIPTION						TOTAL OB/XF 0																					
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	001000	C	COMMERCIAL	0	0004	C-1	70.00	200.00	14,000.00	SF		1.00	1.00	1.00	80.00	80.00	1,120,000										
REVIEW DATE 01/28/2026 BY KWX						Total Acres: 0.32										Total Land Value: 1,120,000				Market: 0		Agricultural: 0		Common: 1,120,000		PRINTED 07/09/2026 BY SYS	