



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	PAGE 1 of 1 2									
Exterior Wall	23	REINF CONC 100	0900	01	4,117	112.2660	156.05	642,458	2002	2003	0	0	0	11.00	89.00	VALUATION SUMMARY									
Roof Structur	03	GABLE/HIP 100	1 SNGL FAM 100% - 2003										Heated Area: 2910			HX Base Yr 2003									
Roof Cover	03	COMP SHNGL 100	3 10 3 24 14 3 2002 31 38 31 13 25 13 2002 13 13 25 13 2010 13 25 13 2010 10 14 10 14 5 5 2002 14 39 34 38 39 2002										BAS 2002												
Interior Wall	05	DRYWALL 100																							
Interior Floo	14	CARPET 50																							
Interior Floo	15	HARDTILE 50																							
Air Condition	03	CENTRAL 100																							
Heating Type	04	AIR DUCTED 100																							
Bedrooms	4	100	1511 S FLETCHER AVE, FERNANDINA BEACH										FUS 2002												
Bathrooms	3	100																							
Frame	04	REIN CONC 100																							
Stories	3.	100																							
Units	0	100																							
Occupancy	00	NONE 100																							
Quality		04	Quality Level 04																						
DOR CODE		0100	SINGLE FAMILY																						
MAP NUM			MKT AREA		01																				
NEIGHBORHOOD/LOC		1057.00																							
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																				
BAS	60	100	2002	60	8,333																				
BAS	1,672	100	2002	1,672	232,215																				
FEP	325	80	2010	260	36,110																				
FGR	1,472	55	2002	810	112,497																				
FOP	30	30	2002	9	1,250																				
FOP	169	30	2002	51	7,084																				
FST	140	55	2002	77	10,694																				
FUS	1,178	100	2002	1,178	163,606																				
TOTALS	5,046			4,117	571,788																				
EXTRA FEATURES																									
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	2002	2002	3	84	2,940									
3	1241	WD DECK G	0	100	0	0	294.00	UT	15.53	15.53	100	2002	2002	3	28	1,278									