LOT 4
IN OR 812/658
OCEAN DUNES PB 4/54

PLOWDEN JOHN B & WYNN C
4378 SOUTH FLETCHER AVE
FERNANDINA BEACH, FL 32034

2023

00-00-30-0450-0004-0000

BUILDING CHARACTERISTICS

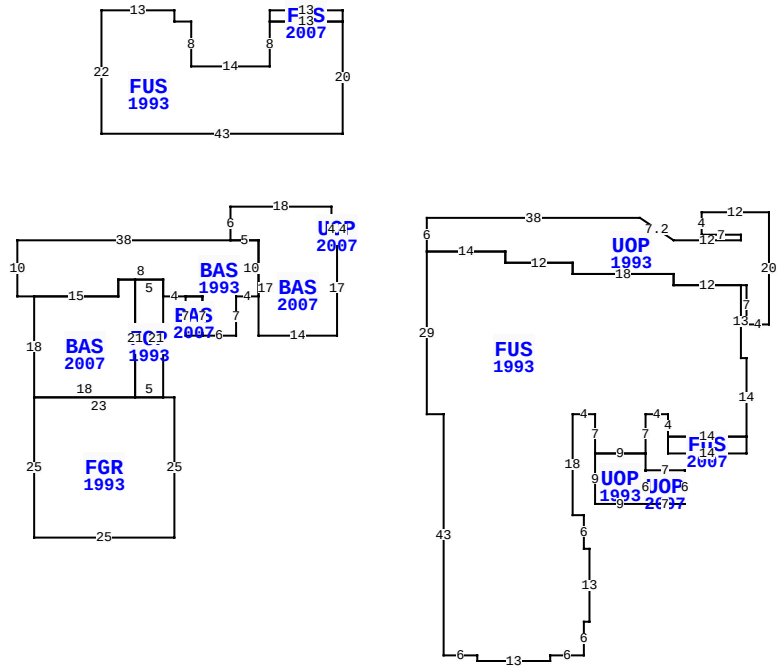
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 90
Exterior Wall	10	ABOVE AVG 10
Roof Structur	08	IRREGULAR 100
Roof Cover	08	CLAY TILE 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	12	HARDWOOD 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		6 100
Bathrooms		6.5 100
Frame	02	WOOD FRAME 100
Stories	3.	3. 100
Units		0 100
BUD8 Adjustme	05	DIST 1A 100
Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 03
NEIGHBORHOOD/LOC	1053.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	448	100	448	79,900
BAS	21	100	21	3,745
BAS	333	100	333	59,390
BAS	346	100	346	61,708
FGR	625	55	344	61,352
FOP	105	30	32	5,707
FUS	774	100	774	138,041
FUS	2,650	100	2,650	472,622
FUS	26	100	26	4,637
FUS	42	100	42	7,491
TOTALS	6,066		5,155	919,384

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	11	5,155	172.5276	204.88	1,056,156	1988	1996	0	0	0	12.95	87.05

1 SNGL FAM – 100% - 1998 Heated Area: 4640 HX Base Yr 1998



** This building has 14 Sub-Areas

4378 S FLETCHER AVE, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		919,384
TOTAL MARKET OB/XF VALUE		53,707
TOTAL LAND VALUE - MARKET		1,402,500
TOTAL MARKET VALUE		2,375,591
SOH/AGL Deduction		1,429,467
ASSESSED VALUE		946,124
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		896,124
TOTAL JUST VALUE		2,375,591
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		2,476,155

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E17200	ELEC OTHER	2,000	04/01/2006
M0509881	H/AC	0	06/01/2005
R07295	REPAIR/RRF	15,000	03/01/2005
B0515435	SWIM POOL	34,000	01/01/2005
B9603192	XFOB	500	08/01/1996
4971	NEW CONSTR	3,800	01/07/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0812/0658	11/05/1997	WD	Q	I		715,000
GRANTOR: SNOW WILLIAM A & JEAN						
GRANTEE: PLOWDEN JOHN B & WY						
0763/1914	6/27/1996	WD	U	I	06	300,857
GRANTOR: JERLES WILLIAM R & PE						
GRANTEE: SNOW WM A & JEAN L						

BUILDING NOTES

BUILDING DIMENSIONS

UOP=[YR=2007] W2 BAS=[YR=2007] N2 W18 S 6 BAS=[YR=1993] W38 S10 E3 BAS=[YR=2007] S18 FGR=[YR=1993] S25 E25 N25 W2 FOP=[YR=1993] N21 W5 S21 E5 $ W23 $ E18 N21 W3 S3 W15 $ E15 N3 E8 S3 E4 BAS=[YR=2007] S7 E3 N7 W3 $ E3 S7 E6 N7 E4 N10 W5 $ E5 S17 E14 N17 W1 N4 $ S4 E2 N4 $ PTR= E15 UOP=[YR=1993] E38 R6 D4 E12N1W7 N4 E12 S20 W4 N7 W1 FUS=[YR=1993] S13 E1 S14 FUS=[YR=2007] S3 W14 N3 E14 $ W14 N4 W4 S7 UOP=[YR=1993] S3 UOP=[YR=2007] E7 S6 W7 N6 $ S6 W9 N9 E9 $ W9 N7 W4 S18 E2 S6 E1 S13 W1 S6 W6 S1 W13 N1 W6 N43 W3 N29 E14 S2 E12 S2 E18 S2 E12 $ W12 N2 W18 N2 W12 N2 W14 N6 $ W15 $ PTR= N15 FUS=[YR=1993] N20 FUS=[YR=2007] N2 W13 S2 E13 $ W13 S8 W14 N8 W3 N2 W13 S22 E43 $ S15 $.

EXTRA FEATURES

LN	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	0415	BEACHWALK	0	100	174	4	696.00	SF	5.75	5.75	100	1988	1988	3	20	800	
2	1242	WD DECK A	0	100	14	14	196.00	SF	10.00	10.00	100	1988	1988	3	20	392	
7	0810	CONCRETE A	0	100	0	0	214.00	SF	6.50	6.50	100	2007	2007	3	89	1,238	
8	0415	BEACHWALK	0	100	154	4	616.00	SF	5.75	5.75	100	2007	2007	3	35	1,240	
9	0861	POOL GUNIT	0	100	0	0	594.00	SF	85.00	85.00	100	2007	2007	3	52	26,255	
10	0845	KOOL DECK	0	100	0	0	1,015.00	SF	7.25	7.25	100	2007	2007	3	89	6,549	
11	0877	JACUZZI	0	100	0	0	1.00	UT	1,000.00	1,000.00	100	2007	2007	3	35	350	
12	0855	CONC PAVER	0	100	0	0	158.00	SF	10.00	10.00	100	2007	2007	3	89	1,406	
13	0855	CONC PAVER	0	100	0	0	1,739.00	SF	10.00	10.00	100	2007	2007	3	89	15,477	

LAND DESCRIPTION

TOTAL OB/XF 53,707

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	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	SFR OCN FT	100		RS-1	85.00	400.00	85.00	FF		1.00	1.00	1.00	16,500.00	16,500.00	1,402,500							

REVIEW DATE 01/07/2019 BY DJA Total Acres: 0.00 Total Land Value: 1,402,500 Market: 0 Agricultural: 0 Common: 1,402,500 PRINTED 08/02/2023 BY SYS