TRACT 1
PT OR 1535/364
OCEAN DUNES SUB PB 4/54

LOTT FRANCIS
4296 S FLETCHER AVE
FERNANDINA BEACH, FL 32034

2023

00-00-30-0450-000A-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	1053.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS				

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

S FLETCHER AVE, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	249,900
TOTAL MARKET VALUE	249,900
SOH/AGL Deduction	24,595
ASSESSED VALUE	225,305
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	225,305
TOTAL JUST VALUE	249,900
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	249,900

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1535/0364	11/09/2007	WD	U	I	06	100
GRANTOR: AMELIA PROPERTY LLC						
GRANTEE: LOTT FRANCIS						
1082/1181	9/24/2002	WD	U	V	19	100
GRANTOR: LOTT PROPERTIES LTD						
GRANTEE: AMELIA PROPERTY LLC						

BUILDING NOTES

BUILDING DIMENSIONS

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	0		RS-1	15.00	450.00	15.00	FF	3	1.19	1.00	1.19	14,000.00	16,660.00	249,900							

REVIEW DATE 01/01/2018 BY MH Total Acres: 0.00 Total Land Value: 249,900 Market: 0 Agricultural: 0 Common: 249,900 PRINTED 08/02/2023 BY SYS