



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	11	CLAY TILE 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		4 100
Frame	02	WOOD FRAME 100
Stories		2. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100

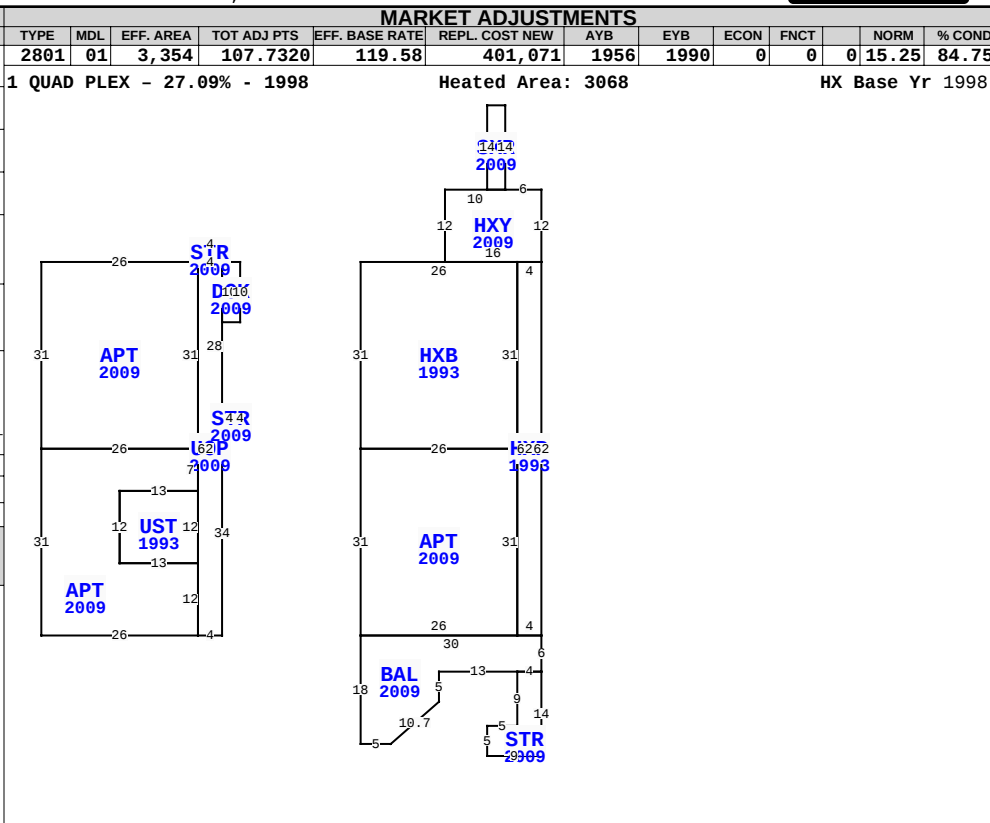
Quality	03	Quality Level 03
DOR CODE	0800	MULTI-FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1051.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
APT	650	100	650	65,874
APT	806	100	806	81,683
APT	806	100	806	81,683
BAL	308	15	46	4,662
DCK	30	10	3	304
HXB	806	100	806	81,683
HXP	248	30	74	7,500
HXY	192	15	29	2,939
STR	12	10	1	102
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TOTALS	4,397		3,354	339,908

EXTRA FEATURES		
L N	OB/XF CODE	DESCRIPTION

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	0810	CONCRETE A	0	50	6	30			180.00	SF	6.50				234	
2	0810	CONCRETE A	0	50	0	0			148.00	SF	6.50				366	

LAND DESCRIPTION			TOTAL OB/XF 600													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE
1	000800	C	MULTI-FAM	50	0006	R-3	42.00	266.00	42.00	FF		1.00	1.00	1.00	15,000.00	15,000.00



BLD DATE	03/24/2015	KK	LGL DATE	
XF DATE			LAND DATE	
INC DATE			AG DATE	

144 S FLETCHER AVE, FERNANDINA BEACH	
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NASSAU COUNTY PROPERTY			PAGE 1 of 1	2
VALUATION SUMMARY			STANDARD	
VALUATION BY			Tax Group: 2 Tax Dist:	
BUILDING MARKET VALUE			339,908	
TOTAL MARKET OB/XF VALUE			600	
TOTAL LAND VALUE - MARKET			630,000	
TOTAL MARKET VALUE			970,508	
SOH/AGL Deduction			305,012	
ASSESSED VALUE			665,496	
TOTAL EXEMPTION VALUE	HA HAB WX		55,000	
BASE TAXABLE VALUE			610,496	
TOTAL JUST VALUE			970,508	
NCON VALUE			0	
INCOME VALUE				
PREVIOUS YEAR MKT VALUE			952,852	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20091021	REPAIR/RRF	12,500	07/31/2009
20090544	ELEC OTHER	1,800	05/04/2009
20090536	H/AC	3,000	04/29/2009
9130	REPAIR/RRF	1,800	06/07/1995

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2592/1253	9/12/2022	LE U	I	11	
GRANTOR: SASS MICHAEL J & PAME					
GRANTEE: ANTHONY MEGAN GENE					
2260/1602	3/11/2019	QC U	I	11	
GRANTOR: FISHER GENE D & JANET					
GRANTEE: C.O. JONES MANAGEME					

BUILDING NOTES		

BUILDING DIMENSIONS		
DCK=[YR=2009] W3 STR=[YR=2009] N3W4S3E4\$ UOP=[YR=2009] W4 APT=[YR=2009] W26 S31 APT=[YR=2009] S31 E26 N12 UST=[YR=1993] N12W13S12E13\$ W13N12E13N7W26\$ E26N31\$S62E4N34 STR=[YR=2009] E3N4W3 S4\$ N28\$S10E3N10\$ PTR=E20 HXB=[YR=1993] S31APT=[YR=2009] S31BAL=[YR=2009] S18E5 U7 R8 N5E13 STR=[YR=2009] S9W5 S5E9N14W4\$E4N6 HXP=[YR=1993] N62 HXY=[YR=2009] N12W6 SXR=[YR=2009] N14W3S14 E3\$W10S12E16\$W4S62E4\$W30\$E26 N31W26\$ E26N31W26\$ W20\$.		