

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	16	WD FR STUC	100
Roof Structur	04	WOOD TRUSS	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	11	CLAY TILE	100
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2.5	100
Frame	02	WOOD FRAME	100
Stories	2.	2.	100
Units		0	100
BUD8 Adjustme	02	DIST FB	100
Quality	05	Quality Level 05	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1052.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA
BAL	21	15	3
BAS	1,343	100	1,343
FOP	36	30	11
FOP	285	30	86
FOP	288	30	86
FUS	1,352	100	1,352
PTO	252	5	13
STR	77	10	8
TOTALS	3,654		2,902

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SFR CUST	- 100%	- 2018	218.61	634,406	2015	2015	0	0	0	96.50

Heated Area: 2695  
HX Base Yr 2018

NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			612,202
TOTAL MARKET OB/XF VALUE			11,747
TOTAL LAND VALUE - MARKET			750,000
TOTAL MARKET VALUE			1,373,949
SOH/AGL Deduction			290,766
ASSESSED VALUE			1,083,183
TOTAL EXEMPTION VALUE	HX HB	50,000	
BASE TAXABLE VALUE			1,033,183
TOTAL JUST VALUE			1,373,949
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			1,396,843

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20150693	CO ISSUED	0	01/06/2016
20150693	NEW CONSTR	800,000	04/02/2015
20142340	DEMOLITION	8,000	10/31/2014
20122515	PATDR	1,200	12/14/2012
20101515	OTHER	600	09/03/2010
20051166	REPAIR/RRF	3,000	02/03/2005

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2025/0523	1/20/2016	QC	U	I	11	100

GRANTOR: COOPER COTTAGE LLC  
GRANTEE: SCHIFFMAN DOUGLAS &  
1950/0259 11/25/2014 QC U I 11 100  
GRANTOR: COOPER COTTAGE LLC  
GRANTEE: SCHIFFMAN DOUGLAS &

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	0415	BEACHWALK	0	100	0	0			5.75	100	1985	1985	3	20	657	
2	0812	CONCRETE C	0	100	0	0			4.00	100	2015	2015	3	96	5,699	
3	0810	CONCRETE A	0	100	0	0			6.50	100	2015	2015	3	96	449	
4	0810	CONCRETE A	0	100	12	6			6.50	100	2015	2015	3	96	449	
5	1126	CB/STC 8"	0	100	0	0			8.00	100	2015	2015	3	96	4,493	

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

2440 S FLETCHER AVE, FERNANDINA BEACH

LAND DESCRIPTION															TOTAL OB/XF									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	% 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			50.00	290.00	50.00	FF		1.00	1.00	1.00	15,000.00	15,000.00	750,000							