



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 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	3	100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units	0	100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	OWNER OCC 100

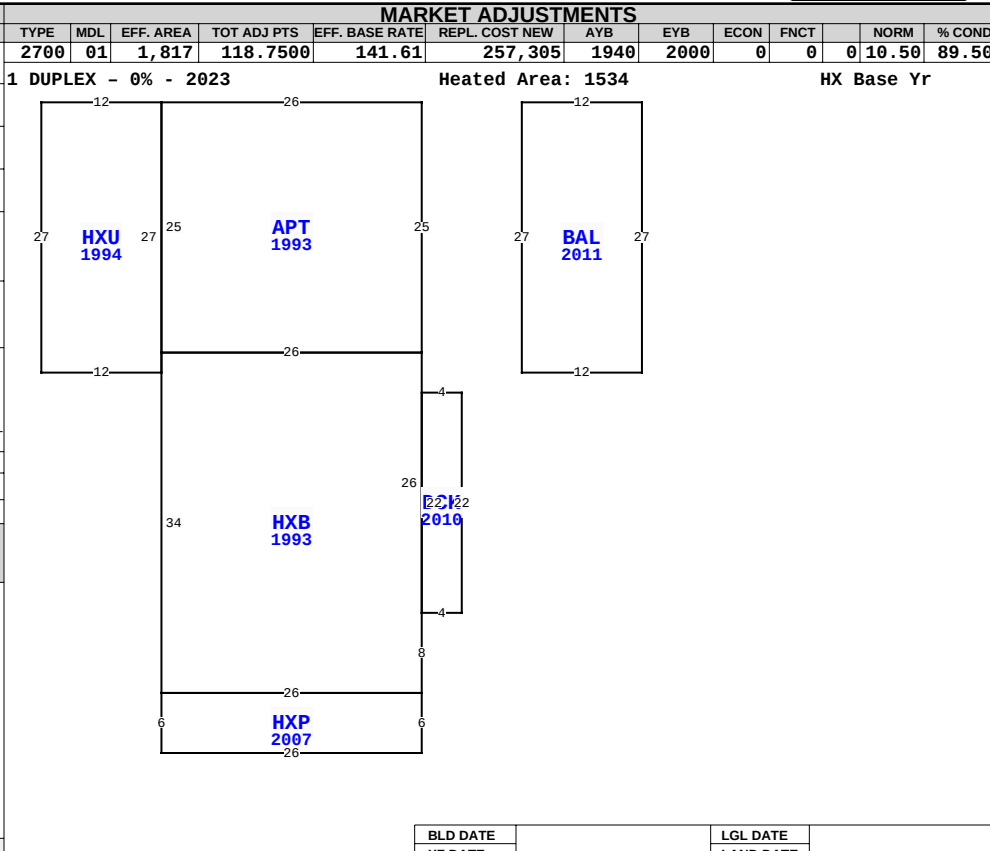
Quality	02	Quality Level 02
DOR CODE	0800	MULTI-FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1041.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
APT	650	100	650	82,382
BAL	324	15	49	6,210
DCK	88	10	9	1,140
HXB	884	100	884	112,039
HXP	156	30	47	5,957
HXU	324	55	178	22,560

TOTALS	2,426		1,817	230,288
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TOTALS		27,420	17,817	238,238			
EXTRA FEATURES							
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	
1	0476	VF 6 SBPL	0	0	0	0	
2	0479	VF PICKET	0	0	0	0	
3	1242	WD DECK A	0	0	7	4	
4	1243	WD DECK F	0	0	22	4	
6	0476	VF 6 SBPL	0	0	0	0	

LAND DESCRIPTION													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND
1	000800	C	MULTI-FAM	0	0006	R-2	50.00	100.00	50.00	FF		1.00	1.00



534 N FLETCHER AVE, FERNANDINA BEACH	BLD DATE		LGL DATE	
	XF DATE		LAND DATE	
	INC DATE		AG DATE	

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1 2
VALUATION BY	STANDARD		
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE	230,288		
TOTAL MARKET OB/XF VALUE	4,299		
TOTAL LAND VALUE - MARKET	300,000		
TOTAL MARKET VALUE	534,587		
SOH/AGL Deduction	0		
ASSESSED VALUE	534,587		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	534,587		
TOTAL JUST VALUE	534,587		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	472,607		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20111023	REMODEL	300	06/22/2011
20110641	XFOB	500	04/27/2011
20110637	REMODEL	8,000	04/26/2011
20110181	REMODEL	1,000	02/07/2011
20101134	REMODEL	2,000	07/13/2010
20070365	XFOB	2,000	02/27/2007

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2546/1671	2/19/2022	PR	U	I	11	100
GRANTOR: BASSETT WENDY OLIVA D						
GRANTEE: OLIVA LAURA ESTES L						
1683/0133	6/11/2010	PR	U	I	12	175,000
GRANTOR: WALKER ELIZABETH J ES						
GRANTEE: BASSETT WENDY O						

BUILDING NOTES													
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BUILDING DIMENSIONS													
APT=[YR=1993] W26 HXU=[YR=1994] W12S27E12 N27\$ S25 HXB=[YR=1993] S34 HXP=[YR=2007] S6E26N6W26\$E26 N8 DCK=[YR=2010] E4 N22W4S22\$ N26 W26\$ E26 N25 \$ PTR=E10 BAL=[YR=2011] S27E12N27W12\$ W10\$.													