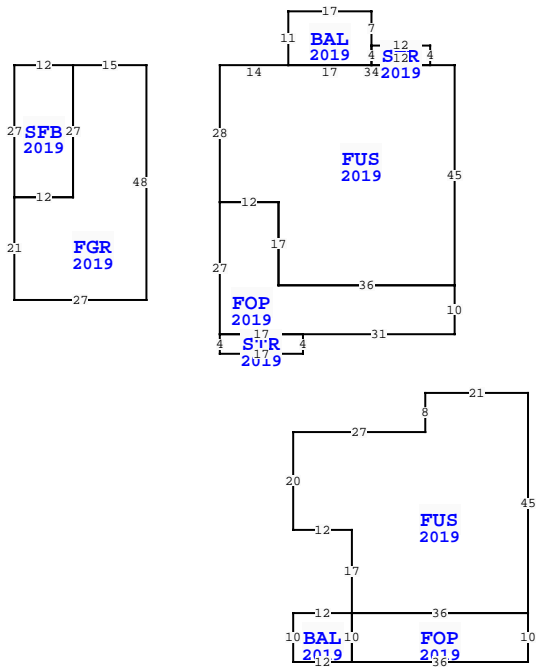


ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	17	CB STUCCO 30
Roof Structure	08	IRREGULAR 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floor	13	LVT/LAMMT 80
Interior Floor	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3.5 100
Frame	03	MASONRY 100
Stories	3.	3. 100
Units		0 100

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0500	11	4,861	124.4016	177.27	861,709	2019	2019	0	0	0	1.15	98.85
1 SFR CUST - 100% - 2020 Heated Area: 3955 HX Base Yr 2020												



Quality	03	Quality Level 03		
DOR CODE	0100	SINGLE FAMILY		
MAP NUM		MKT AREA 01		
NEIGHBORHOOD/LOC	1041.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAL	120	15	18	3,154
BAL	187	15	28	4,907
FGR	972	55	535	93,748
FOP	360	30	108	18,925
FOP	684	30	205	35,922
FUS	1,740	100	1,740	304,903
FUS	1,956	100	1,956	342,752
SFB	324	80	259	45,385
STR	48	10	5	876
STR	68	10	7	1,227
TOTALS	6,459		4,861	851,799

437 N FLETCHER AVE, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			851,799
TOTAL MARKET OB/XF VALUE			8,554
TOTAL LAND VALUE - MARKET			375,000
TOTAL MARKET VALUE			1,235,353
SOH/AGL Deduction			273,501
ASSESSED VALUE			961,852
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			911,852
TOTAL JUST VALUE			1,235,353
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			1,134,524

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20190023	CO ISSUED	0	02/15/2019
20190023	NEW CONSTR	0	02/15/2019
20070094	DEMOLITION	8,845	01/19/2007
8059	REPAIR/RRF	1,915	12/27/1993
5125	REPAIR/RRF	3,000	12/07/1988

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1998/1396	8/21/2015	WD Q	Q	V	01	300,000
GRANTOR: A & R BEACHFRONT PROP						
GRANTEE: WOODS SEAN P & JEAN						
1444/1635	9/15/2006	WD U	U	I		325,000
GRANTOR: BOYD EVELYN J						
GRANTEE: A & R BEACHFRONT PR						

BUILDING NOTES	

BUILDING DIMENSIONS	
FGR=[YR=2019] W15 SFB=[YR=2019] W12 S27 E12 N27\$ S27 W12 S21 E27 N48\$ PTR=E15 FUS=[YR=2019] E14 BAL=[YR=2019] N11 E17 S7 STR=[YR=2019] E12 S4 W12 N4\$ S4 W17\$ E34 S45 FOP=[YR=2019] S10 W31 STR=[YR=2019] S4 W17 N4 E17\$ W17 N27 E12 S17 E36\$ W36 N17 W12N28\$ W15\$ PTR=E30 S75 FUS=[YR=2019] E27 N8 E21 S45 FOP=[YR=2019] S10 W36 BAL=[YR=2019] W12 N10 E12 S10\$ N10 E36\$ W36 N17 W12 N20\$ W30 N75\$.	

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	0500	FP-PRE FAB	0	100	0	1.00	UT	3,500.00	3,500.00	100	2019	2019	3	99	3,465	
2	0855	CONC PAVER	0	100	0	414.00	SF	10.00	10.00	100	2019	2019	3	99	4,099	
3	0855	CONC PAVER	0	100	0	100.00	SF	10.00	10.00	100	2019	2019	3	99	990	

LAND DESCRIPTION		TOTAL OB/XF 8,554																						
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	SFR			R-2	75.00	100.00	75.00	FF		1.00	1.00	1.00	5,000.00	5,000.00	375,000							