

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	12	CEDAR	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	11	SLATE	100
Interior Wall	05	DRYWALL	100
Interior Floor	11	CLAY TILE	70
Interior Floor	14	CARPET	30
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		4	100
Frame	02	WOOD FRAME	100
Stories	2.	2.	100
Units		0	100
BUD8 Adjustme	02	DIST FB	100
Occupancy	00	NONE	100

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	01	2,651	127.7760	182.08	482,694	1993	1993	0	0	14.50	85.50

1 SFR CUST - 0% - 0 Heated Area: 2149 HX Base Yr

NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE			412,703
TOTAL MARKET OB/XF VALUE			2,527
TOTAL LAND VALUE - MARKET			290,225
TOTAL MARKET VALUE			705,455
SOH/AGL Deduction			56,606
ASSESSED VALUE			648,849
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			648,849
TOTAL JUST VALUE			705,455
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			658,608

Quality		Quality Level 03		
DOR CODE		0100 SINGLE FAMILY		
MAP NUM		MKT AREA 01		
NEIGHBORHOOD/LOC		1058.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,140	100	1,140	177,473
FCP	156	25	39	6,071
FGR	286	55	157	24,442
FGR	312	55	172	26,777
FOP	40	30	12	1,868
FOP	65	30	20	3,114
FOP	72	30	22	3,425
FUS	712	100	712	110,843
SFB	371	80	297	46,237
UOP	72	20	14	2,179
TOTALS	3,556		2,651	412,703

** This building has 12 Sub-Areas

2117 S FLETCHER AVE, FERNANDINA BEACH

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20120581	H/AC	4,000	04/09/2012
20120462	REPL SLID DOOR	1,400	03/20/2012
B032914	REMODEL	10,000	04/15/2003
7857	DEMOLITION	3,000	08/16/1993
7870	NEW CONSTR	75,300	08/03/1993

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2143/0920	8/29/2017	WD	Q	I	01	600,000

GRANTOR: O'KEEFE JOHN W
GRANTEE: PARKS TODD STANLEY
1625/0028 9/19/2008 WD U I 27 390,000
GRANTOR: PRUDENTIAL RELOCATION
GRANTEE: O'KEEFE JOHN W

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	0811	CONCRETE B	0	0	0	0	591.00	SF	5.20	5.20	100	1993	1993	3	68	2,090	
2	0810	CONCRETE A	0	0	0	0	63.00	SF	6.50	6.50	100	1993	1993	3	68	278	
3	0810	CONCRETE A	0	0	0	0	36.00	SF	6.50	6.50	100	1993	1993	3	68	159	

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=1993] W12 S10 W9 N10 W13 S27 UOP=[YR=1993] S19 E10 FOP=[YR=1993] E12 N6 W12 S6\$ N19 W10\$ E10 S13 E24 N40\$ PTR=E15 FOP=[YR=1993] E13 SFB=[YR=1993] E9 FCP=[YR=1993] E12 S13 FGR=[YR=1993] S27 W10 N6 W2 N21 E12\$ W12N13\$ S34 E2 S6 W2 UOP=[YR=1993] S6 W12 N6 FOP=[YR=1993] N5 E8 S5 W8\$ E12\$ W4 N5W8 N8 FGR=[YR=1993] W10 N22 E13 S22 W3\$ E3 N27\$ S5 W13 N5\$ W15\$ PTR= N10 FUS=[YR=1993] N14 E12 N16 W34 S16 UOP=[YR=1993] S14 E10 N14 W10\$ E10 S14 E12\$ S10\$.	

LAND DESCRIPTION												TOTAL OB/XF												2,527				
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	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV				
1	000100	C	SFR	0			47.00	110.00	47.00	FF		1.00	1.00	0.95	6,500.00	6,175.00	290,225											