



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 90
Interior Wall	08	DECORATIVE 10
Interior Floo	12	HARDWOOD 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC		1052.00
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
BAS	1,510	100
FOP	77	30
FOP	189	30
FOP	270	30
FOP	270	30
FUS	1,323	100
TOTALS	3,639	3,075

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	11	3,075	146.5836	208.88	642,306	1963	2015	0	0	3.00	97.00
1 SFR CUST - 100% - 2017 Heated Area: 2833 HX Base Yr 2017											
27 10 10 27 49 11 7 11 16 5 15 5 27 10 10 27 49 27 7 27 27 5 7 27 27 10 10 27 49 11 7 11 16 5 15 5											
FOP 1995 FOP 2011 BAS 1993 FOP 1993 FUS 1995											
BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE											
2304 S FLETCHER AVE, FERNANDINA BEACH											

NASSAU COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE	623,037		
TOTAL MARKET OB/XF VALUE	16,272		
TOTAL LAND VALUE - MARKET	900,000		
TOTAL MARKET VALUE	1,539,309		
SOH/AGL Deduction	416,012		
ASSESSED VALUE	1,123,297		
TOTAL EXEMPTION VALUE	50,000		
BASE TAXABLE VALUE	1,073,297		
TOTAL JUST VALUE	1,539,309		
NCON VALUE	13,100		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	1,509,447		
PERMIT NUM	DESCRIPTION	AMT	ISSUED
20140426	REPAIR/RRF	700	03/04/2014
20110681	H/AC	4,000	05/04/2011
B002355	REPAIR/RRF	60,000	03/06/2000
8089	REMODEL	159,500	01/12/1994
SALES DATA			
OFF RECORD Number	DATE	TYPE INST	Q / V I / I RSN CD SALE PRICE
2011/1786	10/21/2015	WD Q	I 01 1,212,500
GRANTOR: HAGAN ARTHUR R & CHAR			
GRANTEE: USHER KIP			
0603/0425	7/31/1990	WD Q	I 150,000
GRANTOR: STAPLETON TOMMY & L			
GRANTEE: HAGAN ARTHUR & C			
BUILDING NOTES			
BUILDING DIMENSIONS			
FOP=[YR=1995] W27 S10 BAS=[YR=1993] S49 FOP=[YR=1993] S7 E11 N7 W11 \$ E11 S7 E16 N1 E5 N15 W5 N40 W27 \$ E27 N10 \$ PTR= E20 FOP=[YR=2011] E27 S10 FUS=[YR=1995] S49 FOP=[YR=1995] S7 W27 N7 E27 \$ W27 N49 E27 \$ W27 N10 \$ W20 \$.			

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
2	0825	BRICK	0 100	0	0	98.00	SF	12.50	12.50	100	1995
3	1242	WD DECK A	0 100	11	8	88.00	SF	10.00	10.00	100	1990
4	0415	BEACHWALK	0 100	170	4	680.00	SF	5.75	5.75	100	1990
5	0350	CARPORT WD	0 100	15	11	165.00	SF	13.00	13.00	100	1984
6	1242	WD DECK A	0 100	0	0	335.00	SF	10.00	10.00	100	1990
7	0855	CONC PAVER	0 100	0	0	1,310.00	SF	10.00	10.00	100	2022
TOTAL OB/XF 16,272											

LAND DESCRIPTION										TOTAL OB/XF										16,272									
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	000120	C	SFR OCN FT	100			50.00	250.00	50.00	FF		1.00	1.00	1.20	15,000.00	18,000.00	900,000												