



BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
Exterior Wall	10 ABOVE AVG 70
Exterior Wall	23 REINF CONC 30
Roof Structure	08 IRREGULAR 100
Roof Cover	11 SLATE 100
Interior Wall	05 DRYWALL 90
Interior Wall	06 CUST PANEL 10
Interior Floor	12 HARDWOOD 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	07 SPECIAL 100
Stories	3. 100
Units	0 100

Quality	06 Quality Level 06
DOR CODE	0100 SINGLE FAMILY
MAP NUM	MKT AREA 01

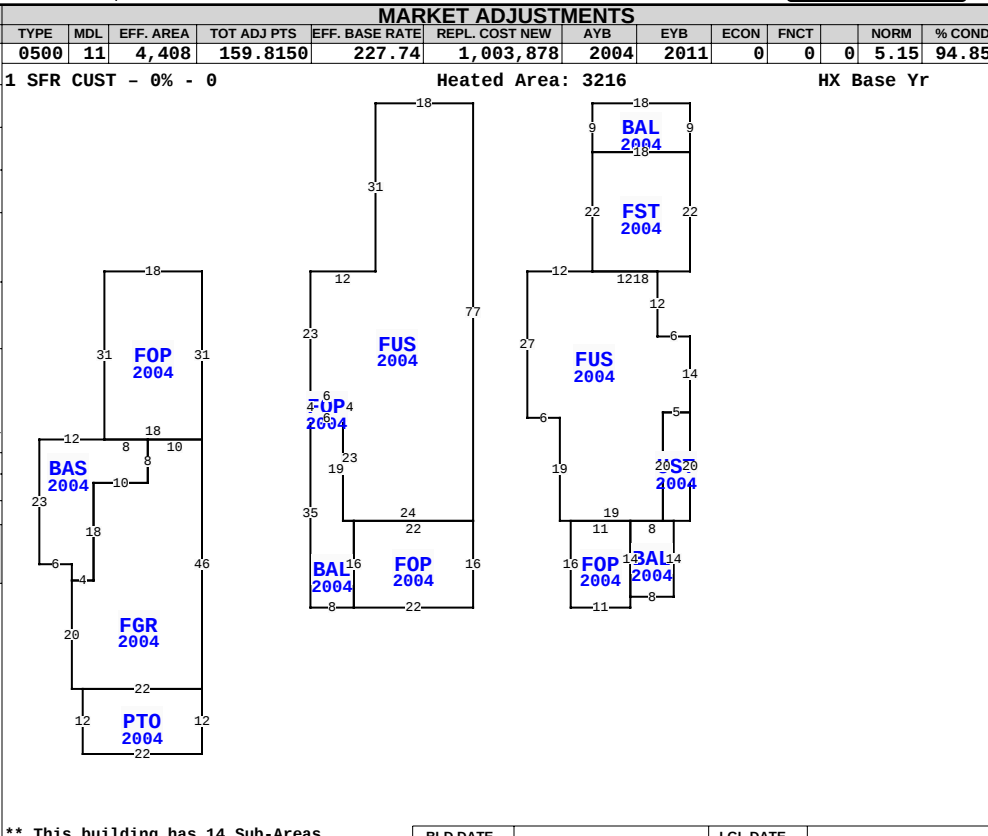
NEIGHBORHOOD/LOC	1056.00
------------------	---------

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAL	112	15	17	3,673
BAL	162	15	24	5,185
BAL	242	15	36	7,777
BAS	322	100	322	69,555
FGR	920	55	506	109,301
FOP	24	30	7	1,512
FOP	176	30	53	11,448
FOP	352	30	106	22,897
FOP	558	30	167	36,074
FST	396	55	218	47,090
TOTALS	6,522		4,408	952,178

EXTRA FEATURES	
L N	OB/XF CODE

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	0	0	0	2.00	UT	3,500.00	3,500.00	100	2004	2004	3	89	6,230	
2	0877	JACUZZI	0	0	0	0	1.00	UT	1,000.00	1,000.00	100	2004	2004	3	24	240	
3	0810	CONCRETE A	0	0	14	22	308.00	SF	6.50	6.50	100	2004	2004	3	86	1,722	
4	0810	CONCRETE A	0	0	4	6	24.00	SF	6.50	6.50	100	2004	2004	3	86	134	
5	1244	WD DECK EX	0	0	0	0	406.00	SF	18.50	18.50	100	2004	2004	3	40	3,004	
6	1241	WD DECK G	0	0	3	7	21.00	UT	13.23	13.23	100	2004	2004	3	40	111	

LAND DESCRIPTION	
L N	USE CODE
1	000100



** This building has 14 Sub-Areas	BLD DATE	LGL DATE
1553 N FLETCHER AVE, FERNANDINA BEACH	XF DATE	LAND DATE
	INC DATE	AG DATE

TOTAL OB/XF	
11,441	

NASSAU COUNTY PROPERTY	
PAGE 1 of 1	2
VALUATION SUMMARY	
VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	952,178
TOTAL MARKET OB/XF VALUE	11,441
TOTAL LAND VALUE - MARKET	450,000
TOTAL MARKET VALUE	1,413,619
SOH/AGL Deduction	173,510
ASSESSED VALUE	1,240,109
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,240,109
TOTAL JUST VALUE	1,413,619
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,203,966

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20120869	HARDIE SIDING	10,200	05/11/2012
20033808	NEW CONSTR	420,000	09/11/2003

SALES DATA	
OFF RECORD Number	DATE
2384/1178	8/15/2020
GRANTOR: CUNDY SCOTT TURNER &	
GRANTEE: CUNDY SCOTT T & JO	
2353/0921	4/08/2020
GRANTOR: NALL LEONARD R & NATA	
GRANTEE: CUNDY SCOTT TURNER	

BUILDING NOTES	
----------------	--

BUILDING DIMENSIONS	
FOP=[YR=2004] W18 S31 BAS=[YR=2004] W12 S23 E6 S3	
FGR=[YR=2004] S20 E2 PTO=[YR=2004] S12 E22 N12 W22\$ E22 N46	
W10 S8 W10 S18 W4\$ E4 N18 E10 N8 W8\$ E18 N31\$ PTR=E20	
FUS=[YR=2004] E12 N31 E18 S77 FOP=[YR=2004] S16 W22	
BAL=[YR=2004] W8 N35 FOP=[YR=2004] N4 E6 S4 W6\$ E6 S19 E2	
S16\$ N16 E22\$ W24 N23 W6 N23\$ W20\$ PTR=E60 FUS=[YR=2004] E12	
FST=[YR=2004] N22 BAL=[YR=2004] N9 E18 S9 W18\$ E18 S22 W18\$	
E12 S12 E6 S14 UST=[YR=2004] S20 W3 BAL=[YR=2004] S14 W8	
FOP=[YR=2004] S2 W11 N16 E11 S14\$ N14 E8\$ W2 N20 E5\$ W5 S20	
W19 N19 W6 N27\$ W60\$.	