



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	11 BD/BTN AVG 50
Exterior Wall	16 WD FR STUC 50
Roof Structure	08 IRREGULAR 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 90
Interior Wall	02 WALL BD/WD 10
Interior Floor	08 SHT VINYL 50
Interior Floor	14 CARPET 50
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	3 100
Frame	02 WOOD FRAME 100
Stories	2. 2. 100
Units	0 100
BUD8 Adjustme	02 DIST FB 100
Occupancy	00 NONE 100

Quality 03 Quality Level 03

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
BAS	484	100	484	35,521
FEP	266	80	213	15,632
FGR	945	55	520	38,163
FOP	30	30	9	661
FSP	322	40	129	9,468
FST	70	55	38	2,789
FST	363	55	200	14,678
FUS	1,887	100	1,887	138,491

TOTALS 4,367 3,480 255,404

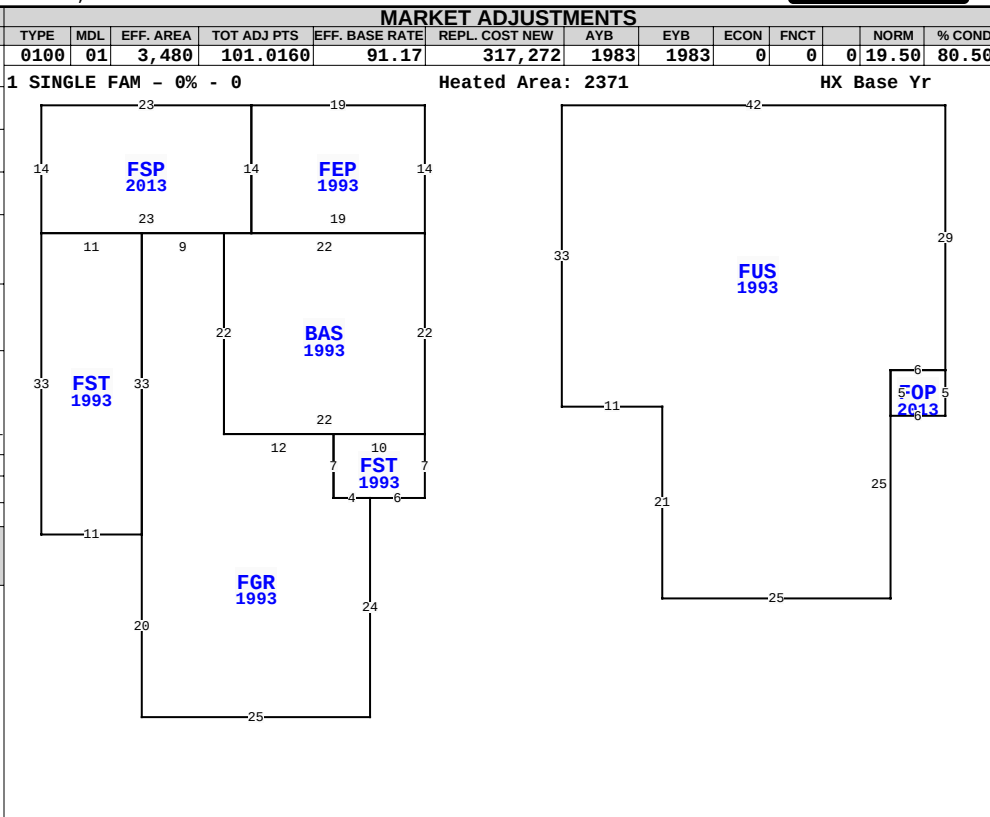
EXTRA FEATURES

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	0810	CONCRETE A	0	0	0	0	1,102.00	SF	6.50	6.50	100	1983	1983	3	44	3,152	
2	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1983	1983	3	56	1,960	
6	0810	CONCRETE A	0	0	0	0	889.00	SF	6.50	6.50	100	1983	1983	3	44	2,543	
7	1242	WD DECK A	0	0	0	0	937.00	SF	13.50	13.50	100	2003	2003	3	22	2,783	
8	1242	WD DECK A	0	0	0	0	64.00	SF	10.00	10.00	100	2003	2003	3	22	141	
9	1076	TRELLIS A	0	0	13	8	104.00	SF	7.50	7.50	100	2000	2000	3	27	211	
10	0855	CONC PAVER	0	0	0	0	521.00	SF	7.00	7.00	100	2003	2003	3	84	3,063	

LAND DESCRIPTION

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	0006	R-1	100.00	150.00	100.00	FF		1.00	1.00	0.80	9,000.00	7,200.00	720,000							

REVIEW DATE 11/15/2018 BY DJX



1659 N FLETCHER AVE, FERNANDINA BEACH

BLD DATE	09/17/2013	KK	LGL DATE
XF DATE			LAND DATE
INC DATE			AG DATE

TOTAL OB/XF 13,853

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	0006	R-1	100.00	150.00	100.00	FF		1.00	1.00	0.80	9,000.00	7,200.00	720,000							

Total Acres: 0.00 Total Land Value: 720,000 Market: 0 Agricultural: 0 Common: 720,000

NASSAU COUNTY PROPERTY PAGE 1 of 1 2

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		255,404
TOTAL MARKET OB/XF VALUE		13,853
TOTAL LAND VALUE - MARKET		720,000
TOTAL MARKET VALUE		989,257
SOH/AGL Deduction		241,872
ASSESSED VALUE		747,385
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		747,385
TOTAL JUST VALUE		989,257
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		786,917

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20222420	REMODEL	216,500	09/06/2022
20121833	RE-ROOF	12,800	09/05/2012
20033057	XFOB	8,000	05/07/2003
B9610123	REMODEL	1,000	11/07/1996
B8991	REPAIR/RRF	3,400	04/10/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2384/0741	8/13/2020	WD	Q	I	01	666,000

GRANTOR:RENAUD MARY J TRUST

GRANTEE:HERNDON SCOTT L

2128/1212 4/25/2017 QC U I 11 100

GRANTOR:RENAUD PHILIP F & MAR

GRANTEE:MARY J RENAUD TRUST

BUILDING NOTES

BUILDING DIMENSIONS

FEP=[YR=1993] W19 FSP=[YR=2013] W23 S14 FST=[YR=1993] S33 E11 FGR=[YR=1993] S20 E25 N24 FST=[YR=1993] E6 N7 BAS=[YR=1993] N22 W22 S22 E22\$ W10 S7 E4\$ W4 N7 W12 N22 W9 S33\$ N33 W11\$ E23 N14\$ S14 E19 N14\$ PTR=E15 FUS=[YR=1993] E42 S29 FOP=[YR=2013] S5 W6 N5 E6\$ W6 S25 W25 N21 W11 N33\$ W15\$.