



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 50
Exterior Wall	16	WD FR STUC 50
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 70
Interior Floor	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	2	100
Bathrooms	2	100
Frame	07	SPECIAL 100
Stories	2.	2. 100
Units	0	100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100

Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY

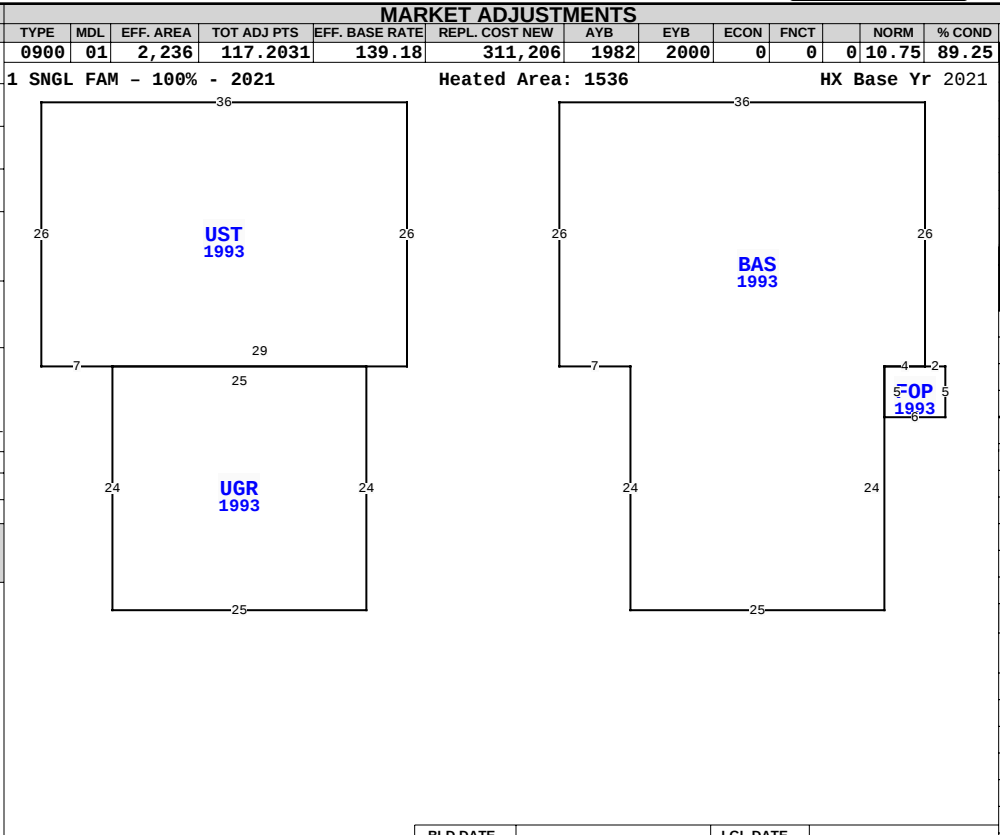
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1056.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,536	100	1,536	190,799
FOP	30	30	9	1,118
UGR	600	45	270	33,539
UST	936	45	421	52,296

TOTALS	3,102		2,236	277,751
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	0504	FP-ELECTRI	0 100	0	0	1.00	UT	2,000.00	2,000.00	100	1982	1982	3	54	1,080	
2	0810	CONCRETE A	0 100	0	0	400.00	SF	6.50	6.50	100	1982	1982	3	41	1,066	
3	0810	CONCRETE A	0 100	0	0	550.00	SF	6.50	6.50	100	1982	1982	3	41	1,466	
4	1241	WD DECK G	0 100	0	0	1,154.00	UT	23.00	23.00	100	2006	2006	3	48	12,740	
5	1241	WD DECK G	0 100	4	13	52.00	UT	11.50	11.50	100	2006	2006	3	48	287	
6	0810	CONCRETE A	0 100	0	0	675.00	SF	6.50	6.50	100	1985	1985	3	49.5	2,172	
7	0820	WOOD WALK	0 100	0	0	595.00	SF	11.75	11.75	100	2006	2006	3	40	2,797	
8	1076	TRELLIS A	0 100	20	11	220.00	SF	7.50	7.50	100	2006	2006	3	48	792	

LAND DESCRIPTION					
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	F D
1	000100	C	SFR	100	0006
ESTIMATE DATE: 12/22/2019 PM 001					



1717 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		277,751		
TOTAL MARKET OB/XF VALUE		22,400		
TOTAL LAND VALUE - MARKET		450,000		
TOTAL MARKET VALUE		750,151		
SOH/AGL Deduction		283,439		
ASSESSED VALUE		466,712		
TOTAL EXEMPTION VALUE		HX HB 50,000		
BASE TAXABLE VALUE		416,712		
TOTAL JUST VALUE		750,151		
NCON VALUE		0		
INCOME VALUE				
PREVIOUS YEAR MKT VALUE		602,612		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20070969	REPAIR/RRF	800	06/01/2007
20070448	GAS	350	03/14/2007
20070411	REPAIR/RRF	24,261	03/08/2007
20060114	REMODEL	30,000	01/08/2006
20053233	DEMOLITION	1,000	12/22/2005
20052926	REMODEL	3,000	10/27/2005

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20053233	DEMOLITION	1,000	12/22/2005
20052926	REMODEL	3,000	10/27/2005

BUILDING NOTES									
BUILDING DIMENSIONS									
UST=[YR=1993] W36 S26 E7 UGR=[YR=1993] S24 E25 N24 W25 \$ E29 N26 \$ PTR= E15 BAS=[YR=1993] E36 S26 FOP=[YR=1993] E2 S5 W6 N5 E4 \$ W4 S24 W25 N24 W7 N26 \$ W15 \$.									