



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	07	SPECIAL 100
Stories		1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100

Quality	05	Quality Level 05
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	340	15	51	6,544
BAL	196	15	29	3,721
BAL	270	15	40	5,133
BAS	1,280	100	1,280	164,245
PTO	304	5	15	1,925
STR	36	10	4	513
STR	48	10	5	642
UGR	1,280	45	576	73,910
UOP	36	20	7	899
UST	36	45	16	2,053
TOTALS	3,826		2,023	259,584

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0855	CONC PAVER	0 100	0	0	2,086.00	SF	7.00	7.00
2	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00
3	0810	CONCRETE A	0 100	70	2	140.00	SF	6.50	6.50

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,023	120.7360	143.37	290,038	1981	2001	0	0	10.50	89.50
1 SNGL FAM - 100% - 2022											
Heated Area: 1280											
HX Base Yr 2022											
1729 N FLETCHER AVE, FERNANDINA BEACH											

TOTAL OB/XF											
16,458											

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	SFR	100	0006	R-1	50.00	150.00	50.00	FF	1.00

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY		PAGE 1 of 2	
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		406,707	
TOTAL MARKET OB/XF VALUE		16,458	
TOTAL LAND VALUE - MARKET		450,000	
TOTAL MARKET VALUE		873,165	
SOH/AGL Deduction		178,127	
ASSESSED VALUE		695,038	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		645,038	
TOTAL JUST VALUE		873,165	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		706,898	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20172742	2NDSTYDECK	8,000	09/01/2017
20132784	REPAIR/RRF	1,800	12/10/2013
20121219	H/AC	2,800	06/22/2012
20041387	REPAIRS TO DECK	6,000	07/30/2004
20011228	RE-ROOF	4,000	05/30/2001

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2470/0917	6/14/2021	WD Q	I	02	
GRANTOR: BELL ROBERT G & VIBEK					
GRANTEE: PENDLETON PATRICIA					
1892/1090	11/29/2013	WD Q	I	02	
GRANTOR: BOYD ROY J JR					
GRANTEE: BELL ROBERT G & VIB					

BUILDING NOTES											
UGR=[YR=1994] W32S22 UST=[YR=2012] W6S6E6 N6\$ S18											
PTO=[YR=1994] W6S8E38N8W32\$ E32N40\$ PTR=E15 S20 BAL=[YR=2017]											
S45 UOP=[YR=1994] S6 BAL=[YR=1994] S20E38 N8 BAS=[YR=1993]											
N40 W32 S28 STR=[YR=1994] W3 S12 E3 N12\$ S12 E32 \$ W35 N12											
W3\$ E6 N6 W6\$ E6 N45 W6\$ W15 N20\$ PTR=E15N15 STR=[YR=2012] E8											
BAL=[YR=2012] E28N7W28S7\$ N6W8S6\$ S15W15\$.											

PENDLETON PATRICIA M
1729 N FLETCHER AV
FERNANDINA BEACH, FL 32034

2023

00-00-31-1401-007A-0151

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