



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 50
Exterior Wall	17	CB STUCCO 50
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	03	MASONRY 100
Stories	2.	2. 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
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NEIGHBORHOOD/LOC	1051.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	650	100	650	98,158
DCK	324	10	32	4,832
FGR	600	55	330	49,834
FOP	232	30	70	10,571
FUS	1,404	100	1,404	212,019
UOP	280	20	56	8,456

TOTALS	3,490		2,542	383,870
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EXTRA FEATURES

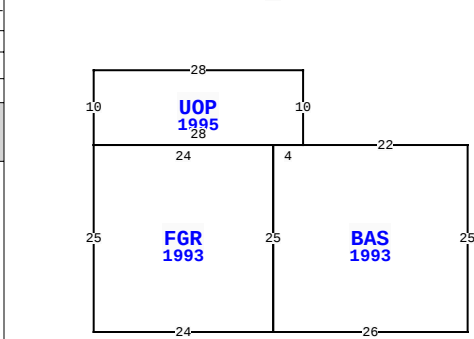
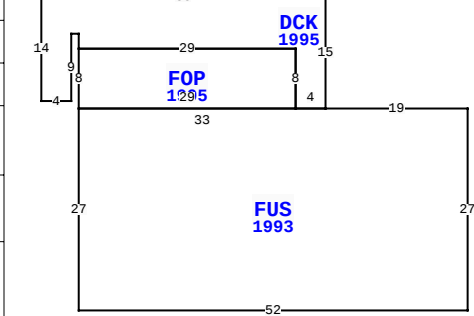
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0810	CONCRETE A	0	0	45	18		810.00	SF 6.50	100	1980	1980	3	35	1,843	
2	0416	DUNEWALKS	0	0	84	4		336.00	SF 15.00	100	1998	1998	3	20	1,008	
3	1242	WD DECK A	0	0	53	4		212.00	SF 10.00	100	1995	1995	3	20	424	
4	0504	FP-ELECTRI	0	0	0	0		1.00	UT 2,000.00	100	1960	1960	3	23	460	

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	000120	C	SFR OCN FT	0	0006	R-1	75.00	150.00	75.00	FF		1.00	1.00	1.00	15,000.00	15,000.00	1,125,000							

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0500	01	2,542	117.7440	167.79	426,522	1960	2002	0	0	0	10.00	90.00	

1 SFR CUST - 0% - 2023 Heated Area: 2054 HX Base Yr



BLD DATE	03/24/2014	KK	LGL DATE	
XF DATE			LAND DATE	
INC DATE			AG DATE	

1408 S FLETCHER AVE, FERNANDINA BEACH

NASSAU COUNTY PROPERTY PAGE 1 of 1 2

VALUATION SUMMARY		STANDARD
VALUATION BY		
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		383,870
TOTAL MARKET OB/XF VALUE		3,735
TOTAL LAND VALUE - MARKET		1,125,000
TOTAL MARKET VALUE		1,512,605
SOH/AGL Deduction		0
ASSESSED VALUE		1,512,605
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		1,512,605
TOTAL JUST VALUE		1,512,605
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,526,059

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20091062	H/AC	2,000	08/13/2009
20010947	REROOF	5,000	05/08/2001
8650	WALKOVER & REPAIR	15,000	10/28/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2566/1385	5/31/2022	WD	Q	I	01	2,125,000

GRANTOR: MIZELL M CORBITT

GRANTEE: BLUE HEAVEN AMELIA

0493/0597	7/01/1986	WD	Q	I		147,000
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GRANTOR:

GRANTEE:

BUILDING NOTES

BUILDING DIMENSIONS	
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BAS=[YR=1993] W22 UOP=[YR=1995] N10 W28 S10 FGR=[YR=1993] S25 E24 N25 W24 \$ E28 \$W4 S25 E26 N25 \$ PTR= N20 FUS=[YR=1993] N27 W19 DCK=[YR=1995] N15W38 S14E4N9E1S2 FOP=[YR=1995] S8E29N8W29 \$E29 S8E4\$W33 S27 E52\$ S20\$.