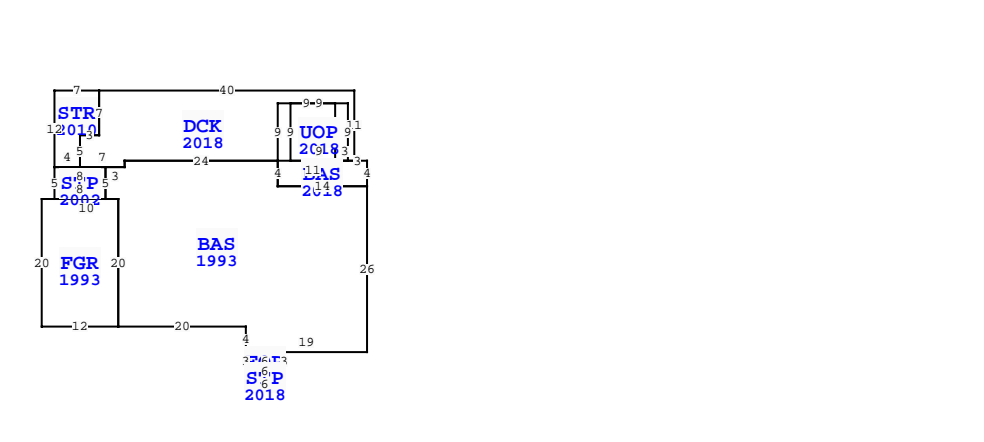
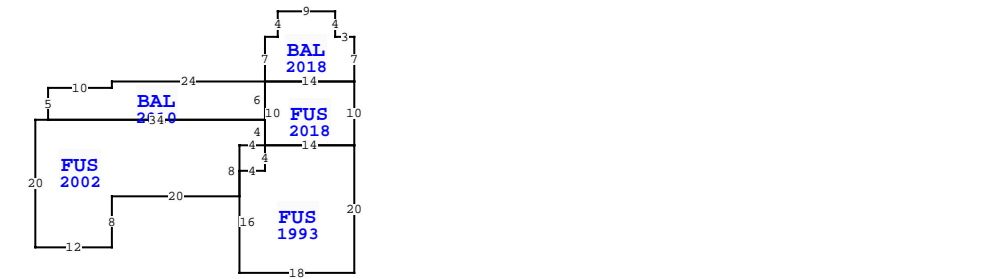


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 50
Interior Floor	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0500	11	2,331	155.8788	222.13	517,785	1974	2010		0	0	5.50	94.50



** This building has 14 Sub-Areas
1450 S FLETCHER AVE, FERNANDINA BEACH

NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE	489,307		
TOTAL MARKET OB/XF VALUE	35,060		
TOTAL LAND VALUE - MARKET	1,125,000		
TOTAL MARKET VALUE	1,649,367		
SOH/AGL Deduction	600,557		
ASSESSED VALUE	1,048,810		
TOTAL EXEMPTION VALUE	HX HB	50,000	
BASE TAXABLE VALUE	998,810		
TOTAL JUST VALUE	1,649,367		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	1,657,110		

Quality	04	Quality Level 04		
DOR CODE	0100	SINGLE FAMILY		
MAP NUM		MKT AREA 01		
NEIGHBORHOOD/LOC	1051.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAL	194	15	29	6,088
BAL	134	15	20	4,199
BAS	1,043	100	1,043	218,939
BAS	56	100	56	11,755
DCK	378	10	38	7,977
FGR	240	55	132	27,708
FOP	18	30	5	1,050
FUS	344	100	344	72,210
FUS	496	100	496	104,116
FUS	140	100	140	29,388
TOTALS	3,245		2,331	489,307

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20172082	ADD 437SF	32,900	07/07/2017
20121284	H/AC	2,500	06/28/2012
20121045	REROOF W/30YR SHN	3,000	06/08/2012
20101180	2ND STORY DECK	37,280	07/20/2010
20080528	H/AC	3,500	04/02/2008
20011320	REPLACE DRIVEWAY	4,000	06/07/2001

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1948/1166	11/20/2014	WD	Q	I	01	1,199,000
GRANTOR: TYNDALL DAVID R						
GRANTEE: PALMER CARL R & MAR						
1057/1804	5/24/2002	WD	Q	I		900,000
GRANTOR: JACOBS DANIEL MURRAY						
GRANTEE: TYNDALL DAVID R						

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	1.00	UT	2,000.00	2,000.00	100	2018	2018	3	99	1,980	
2	0810	CONCRETE A	0	100	0	1,891.00	SF	6.50	6.50	100	2002	2002	3	83	10,202	
3	0476	VF 6 SBPL	0	100	0	132.00	LF	32.00	32.00	100	2018	2018	3	95	4,013	
5	0940	SHEDS/PORT	0	100	8	32.00	SF	30.00	30.00	100	2000	2000	3	20	192	
10	0825	BRICK	0	100	29	116.00	SF	8.75	8.75	100	1998	1998	3	93	944	
11	0825	BRICK	0	100	0	177.00	SF	8.75	8.75	100	1998	1998	3	93	1,440	
12	0835	QUARY TILE	0	100	7	42.00	SF	10.00	10.00	100	2002	2002	3	83	349	
17	0961	H-SHUTTERS	0	100	0	7.00	UT	2,000.00	2,000.00	100	2002	2002	3	95	13,300	
18	1126	CB/STC 8"	0	100	70	280.00	SF	8.00	8.00	100	2002	2002	3	83	1,859	
20	0416	DUNEWALKS	0	100	62	248.00	SF	15.00	15.00	100	2002	2002	3	21	781	

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE

BUILDING NOTES	
DCK=[YR=2018] W40 STR=[YR=2010] W7 S12 STP=[YR=2002] S5 FGR=[YR=1993] W2 S20E12 BAS=[YR=1993] E20 S4 FOP=[YR=1993] S3 STP=[YR=2018] S2 E6 N2 W6\$ E6 N3 W6\$ E19 N26 BAS=[YR=2018] N4 W3 UOP=[YR=2018] N9 W9 S9 E9\$ W11 S4 E14\$ W14 N4 W24 S1 W3 S5 E2 S20\$ N20W10 \$ E8 N5 W8\$ E4 N5 E3 N7\$ S7 W3 S5 E7 N1 E24 N9 E9 S9 E3 N11\$ PTR=N15 FUS=[YR=1993] N20 FUS=[YR=2018] N10BAL=[YR=2018] N7 W3 N4 W9 S4 W2 S7 BAL=[YR=2010] W24 S1 W10 S5 FUS=[YR=2002] W2 S20 E12 N8 E20 N8 E4 N4 W34\$ E34 N6\$ E14\$ W14 S10 E14\$ W14S4 W4 S16 E18\$ S15 \$.	

LAND DESCRIPTION																	TOTAL OB/XF							
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	% 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	100	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							