



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	11	SLATE 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		5.5 100
Frame	03	MASONRY 100
Stories	3.	3. 100
Units		0 100

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
BAS	884	100	884	532,358
FGR	1,032	55	568	342,058
FOP	54	30	16	9,635
FOP	75	30	22	13,248
FOP	117	30	35	21,077
FOP	539	30	162	97,559
FOP	575	30	172	103,580
FST	36	55	20	12,044
FUS	1,285	100	1,285	773,846
FUS	2,210	100	2,210	1,330,894
TOTALS	6,997		5,425	3,267,015

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	22	5,425	435.6752	620.84	3,368,057	2015	2015	0	0	3.00	97.00
2 SFR CUST - 0% - 0 Heated Area: 4379 HX Base Yr											

** This building has 13 Sub-Areas

1544 S FLETCHER AVE, FERNANDINA BEACH

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

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0504	FP-ELECTRI	0	0	0	0	2.00	UT	2,000.00	2,000.00	
2	0855	CONC PAVER	0	0	0	0	1,884.00	SF	7.00	7.00	
3	0855	CONC PAVER	0	0	0	0	308.00	SF	7.00	7.00	
4	0416	DUNE WALKS	0	0	4	104	416.00	SF	15.00	15.00	
5	0810	CONCRETE A	0	0	0	0	56.00	SF	3.25	3.25	
6	0861	POOL GUNIT	0	0	0	0	364.00	SF	85.00	85.00	
7	0462	ST/AL FNC	0	0	0	0	1,220.00	SF	10.00	10.00	
8	1242	WD DECK A	0	0	0	0	28.00	SF	10.00	10.00	
9	0409	ELEVATOR R	0	0	0	0	1.00	UT	10,200.00	10,200.00	

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	000120	C	SFR OCN FT	0	0006	R-1	120.00	150.00	120.00	FF	1.00
TOTAL OB/XF 65,383											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000120	C	SFR OCN FT	0	0006	R-1	120.00	150.00	120.00	FF	1.00

NASSAU COUNTY PROPERTY											
VALUATION SUMMARY											
VALUATION BY						STANDARD					
Tax Group: 2						Tax Dist:					
BUILDING MARKET VALUE						3,267,015					
TOTAL MARKET OB/XF VALUE						65,383					
TOTAL LAND VALUE - MARKET						1,800,000					
TOTAL MARKET VALUE						5,132,398					
SOH/AGL Deduction						2,111,333					
ASSESSED VALUE						3,021,065					
TOTAL EXEMPTION VALUE						0					
BASE TAXABLE VALUE						3,021,065					
TOTAL JUST VALUE						5,132,398					
NCON VALUE						10,200					
INCOME VALUE											
PREVIOUS YEAR MKT VALUE						3,682,834					

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20150166	SWIM POOL	36,000	01/27/2015
20140605	NEW CONSTR	1,200,320	03/28/2014
20140564	NEW CONSTR	0	03/25/2014
20140043	DEMOLITION	0	01/08/2014
20061985	REMODEL	2,675	08/25/2006
969757	NEW CONSTR	7,000	04/16/1996

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2614/1067	1/19/2023	WD	Q	I	01	6,450,000	
GRANTOR: ROBERTS THOMAS HUGH I							
GRANTEE: LOVEY'S PROPERTY HO							
2614/1065	12/21/2022	QC	U	I	11	100	
GRANTOR: LOGAN-FLORIDA HOLDING							
GRANTEE: ROBERTS THOMAS HUGH							

BUILDING NOTES											
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BUILDING DIMENSIONS											
FOP=[YR=2015] W54 FGR=[YR=2015] W16 S40 E4 N2 E10 S2 E4 N2 E10 S2 E6 FOP=[YR=2015] E6 UOP=[YR=2015] S5 E15 N5 BAS=[YR=2015] E5 N10 PTO=[YR=2015] E10 N4 W10 S4\$ N22 W15 N3 W15 S1 W14 S7 E16 S9 FST=[YR=2015] W2 S9 E4 N9 W2\$ E2 S9 E6 S4 UST=[YR=2015] S5 E15 N5 W15\$ E15 S5\$ W15\$ N9 W6 S9\$ N9 W4 N9 E2 N9 W16 N13\$ S6 E14 N1 E15 S3 E15 S18 E10 N26\$ PTR=E15 FUS=[YR=2015] E16 FOP=[YR=2015] N4 E54 S12 W25 N3 W15 S1 W14 N6\$ S6 E14 N1 E15 S3 E25 S18 W9 S14 W5 FOP=[YR=2015] W15 S2 W6 N7 E21 S5\$ N5 W21 S5 W35 N40\$ W15 \$ PTR=E15 S70 FUS=[YR=2015] E5N5E9N6 FOP=[YR=2015] N5E15S5W15\$ E15S11E5N5 E4S5E6S17W5S10W5N2W4N3W5S6W10 N3W5S2W5N10W5N17\$ N70 W15\$.											