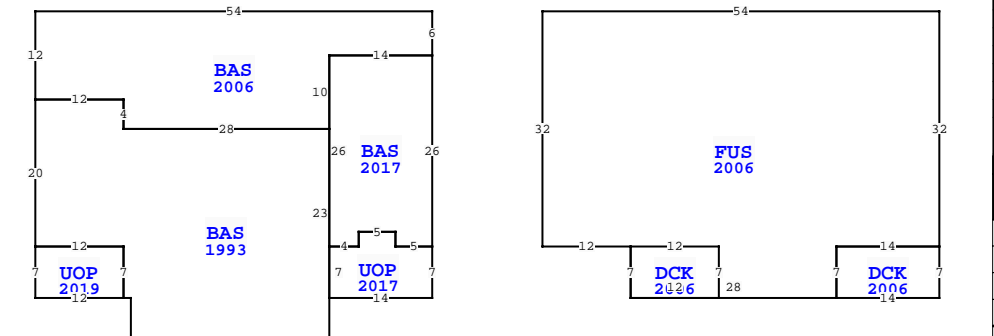




BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	16 WD FR STUC 50
Exterior Wall	23 REINF CONC 50
Roof Structure	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	11 CLAY TILE 100
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	5 100
Bathrooms	4 100
Frame	03 MASONRY 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	4,219	143.4576	204.43	862,490	1957	2009	0	0	0	6.50	93.50
1 SFR CUST - 100% - 2020 Heated Area: 4162 HX Base Yr 2020												



Quality	04 Quality Level 04			
DOR CODE	0100 SINGLE FAMILY			
MAP NUM	MKT AREA 01			
NEIGHBORHOOD/LOC	1057.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,208	100	1,208	230,899
BAS	676	100	676	129,212
BAS	354	100	354	67,664
DCK	84	10	8	1,529
DCK	98	10	10	1,911
FUS	1,924	100	1,924	367,757
UOP	108	20	22	4,205
UOP	84	20	17	3,249
TOTALS	4,536		4,219	806,428

1775 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	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	1100	VAC SYSTEM	0	100	0	1.00	UT	1,000.00	1,000.00	100	2006	2006	3	31	310	
2	0855	CONC PAVER	0	100	0	920.00	SF	10.00	10.00	100	2019	2019	3	99	9,108	
3	0504	FP-ELECTRI	0	100	0	1.00	UT	2,000.00	2,000.00	100	1957	1957	3	20	400	
5	0855	CONC PAVER	0	100	24	1,080.00	SF	10.00	10.00	100	2016	2016	3	97	10,476	
6	1126	CB/STC 8"	0	100	0	567.00	SF	8.00	8.00	100	2019	2019	3	99	4,491	
7	0855	CONC PAVER	0	100	0	894.00	SF	10.00	10.00	100	2019	2019	3	99	8,851	
8	0855	CONC PAVER	0	100	8	64.00	SF	50.00	50.00	100	2019	2019	3	99	3,168	
13	0810	CONCRETE A	0	100	0	900.00	SF	6.50	6.50	100	2006	2006	3	88	5,148	
15	0855	CONC PAVER	0	100	0	475.00	SF	10.00	10.00	100	2006	2006	3	88	4,180	
16	1134	LANDSCP BL	0	100	0	216.00	SF	3.00	3.00	100	2006	2006	3	97	629	

NASSAU COUNTY PROPERTY		PAGE 1 of 3	2
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			862,845
TOTAL MARKET OB/XF VALUE			131,944
TOTAL LAND VALUE - MARKET			675,000
TOTAL MARKET VALUE			1,669,789
SOH/AGL Deduction			380,559
ASSESSED VALUE			1,289,230
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			1,239,230
TOTAL JUST VALUE			1,669,789
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			1,562,947

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20183549	REMODEL	85,000	10/16/2018
20163302	REMODEL	175,000	12/05/2016
20151164	SWIM POOL	35,000	05/21/2015
20051378	H/AC	8,000	03/09/2005
20042324	ELEC OTHER	3,000	12/10/2004
20042301	REMODEL	6,000	12/08/2004

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1954/0236	11/07/2014	TD	Q	I	01	825,000
GRANTOR: GANNAWAY RUSSELL L &						
GRANTEE: CRAWFORD RALPH DONA						
1409/0494	5/03/2006	WD	U	I	01	100
GRANTOR: GANNAWAY RUSSELL L &						
GRANTEE: GANNAWAY RUSSELL L						

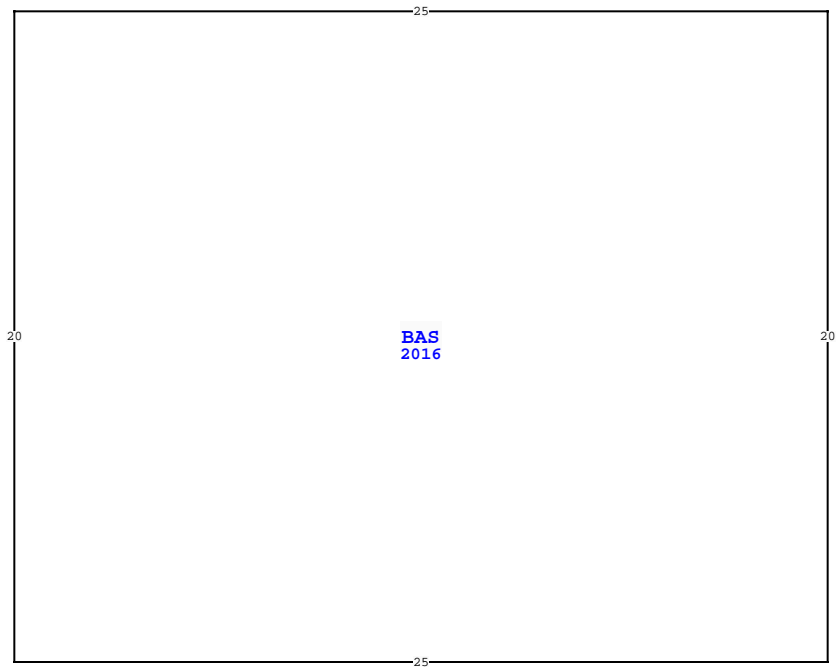
BUILDING NOTES

BUILDING DIMENSIONS
BAS=[YR=2006] W54 S12 BAS=[YR=1993] S20 UOP=[YR=2019] S7 E12 N7 W12 \$E12 S7 E1 S12 E27 N12 UOP=[YR=2017] E14 N7 BAS=[YR=2017] N26 W14 S26 E4N2 E5 S2 E5\$ W5 N2 W5 S2 W4 S7\$ N23 W28 N4 W12 \$ E12 S4 E28 N10 E14 N6 \$ PTR= E15 FUS=[YR=2006] E54 S32 DCK=[YR=2006] S7 W14 N7 E14\$ W14 S7 W28 DCK=[YR=2006] E12 N7W12 S7\$ N7 W12 N32 \$W15 \$.

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	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	SFR	100	0006	R-1	75.00	250.00	75.00	FF		1.00	1.00	1.50	6,000.00	9,000.00	675,000							

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	17	CB STUCCO 100	
Roof Structur	03	GABLE/HIP 100	
Roof Cover	03	COMP SHNGL 100	
Interior Wall	05	DRYWALL 100	
Interior Floo	11	CLAY TILE 100	
Air Condition	03	CENTRAL 100	
Heating Type	04	AIR DUCTED 100	
Bedrooms		0 100	
Bathrooms		1 100	
Frame	03	MASONRY 100	
Stories	1.	1. 100	
Units		0 100	
Occupancy	00	NONE 100	
Quality	02	Quality Level 02	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC		1057.00	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA
BAS	500	100	500
			SUBAREA MARKET VALUE
			31,261
TOTALS	500		500
			31,261

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
2	ACCESSORY U	-	100%	-	2020							
				Heated Area: 500				HX Base Yr 2020				



NASSAU COUNTY PROPERTY		PAGE 2 of 3	
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		862,845	
TOTAL MARKET OB/XF VALUE		131,944	
TOTAL LAND VALUE - MARKET		675,000	
TOTAL MARKET VALUE		1,669,789	
SOH/AGL Deduction		380,559	
ASSESSED VALUE		1,289,230	
TOTAL EXEMPTION VALUE	HX HB	50,000	
BASE TAXABLE VALUE		1,239,230	
TOTAL JUST VALUE		1,669,789	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		1,562,947	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20042109	REMODEL	135,000	11/10/2004
20032986	REPAIR/RRF	4,000	04/22/2003
20020386	H/AC	3,000	03/06/2002
4159	REPAIR/RRF	6,000	02/09/1987

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1954/0236	11/07/2014	TD	Q	I	01	825,000
GRANTOR: GANNAWAY RUSSELL L &						
GRANTEE: CRAWFORD RALPH DONA						
1409/0494	5/03/2006	WD	U	I	01	100
GRANTOR: GANNAWAY RUSSELL L &						
GRANTEE: GANNAWAY RUSSELL L						

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
17	0855	CONC PAVER	0	100	0	0			490.00	SF	10.00	2006	2006	3	88	4,312
18	1134	LANDSCP BL	0	100	65	1			65.00	SF	3.00	2006	2006	3	97	189
19	0855	CONC PAVER	0	100	60	3			149.00	SF	10.00	2006	2006	3	88	1,311
21	1134	LANDSCP BL	0	100	97	3			291.00	SF	3.00	2009	2009	3	98	856
22	0462	ST/AL FNC	0	100	0	0			1,808.00	SF	10.00	2016	2016	3	84	15,187
23	1076	TRELLIS A	0	100	20	11			220.00	SF	7.50	2016	2016	3	84	1,386
24	1076	TRELLIS A	0	100	16	12			192.00	SF	7.50	2016	2016	3	84	1,210
25	0855	CONC PAVER	0	100	0	0			288.00	SF	10.00	2016	2016	3	97	2,794
26	0855	CONC PAVER	0	100	0	0			950.00	SF	10.00	2016	2016	3	97	9,215
27	0871	POOL HTR R	0	100	0	0			1.00	UT	2,000.00	2016	2016	3	78	1,560

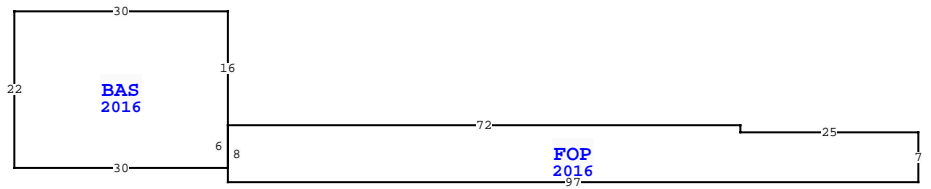
LAND DESCRIPTION													TOTAL OB/XF												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV	
1775 S FLETCHER AVE, FERNANDINA BEACH																									

BUILDING NOTES												

BUILDING DIMENSIONS												
BAS=[YR=2016] W25 S20 E25 N20\$.												

BUILDING CHARACTERISTICS				
ELEMENT	CD			
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	03 CONC FINSH 100			
Air Condition	99 N/A 100			
Heating Type	N/A 100			
Bedrooms	0 100			
Bathrooms	0 100			
Frame	02 WOOD FRAME 100			
Stories	0 0 100			
Units	0 100			
Occupancy	00 NONE 100			
Quality	03 Quality Level 03			
DOR CODE	0100 SINGLE FAMILY			
MAP NUM	MKT AREA 01			
NEIGHBORHOOD/LOC	1057.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	660	100	660	18,761
FOP	751	30	225	6,396
TOTALS	1,411		885	25,156

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
3											
GARAGE RES - 100% - 2020			Heated Area: 660			HX Base Yr 2020					



NASSAU COUNTY PROPERTY		PAGE 3 of 3	2
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			862,845
TOTAL MARKET OB/XF VALUE			131,944
TOTAL LAND VALUE - MARKET			675,000
TOTAL MARKET VALUE			1,669,789
SOH/AGL Deduction			380,559
ASSESSED VALUE			1,289,230
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			1,239,230
TOTAL JUST VALUE			1,669,789
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			1,562,947

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / V / I	RSN CD	SALE PRICE	
1954/0236	11/07/2014	TD	Q	I 01	825,000	
GRANTOR: GANNAWAY RUSSELL L &						
GRANTEE: CRAWFORD RALPH DONA						
1409/0494	5/03/2006	WD	U	I 01	100	
GRANTOR: GANNAWAY RUSSELL L &						
GRANTEE: GANNAWAY RUSSELL L						

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
28	1126	CB/STC 8"	0	100	0	0			8.00	100	2016	2016	3	97	2,980	
29	0810	CONCRETE A	0	100	0	0			3.25	100	2016	2016	3	97	4,199	
30	0861	POOL GUNIT	0	100	0	0			85.00	100	2016	2016	3	84	39,984	
TOTALS															47,163	

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=2016] E30 S16 FOP=[YR=2016] E72 S1 E25 S7 W97 N8\$ S6 W30 N22\$.	

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	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV