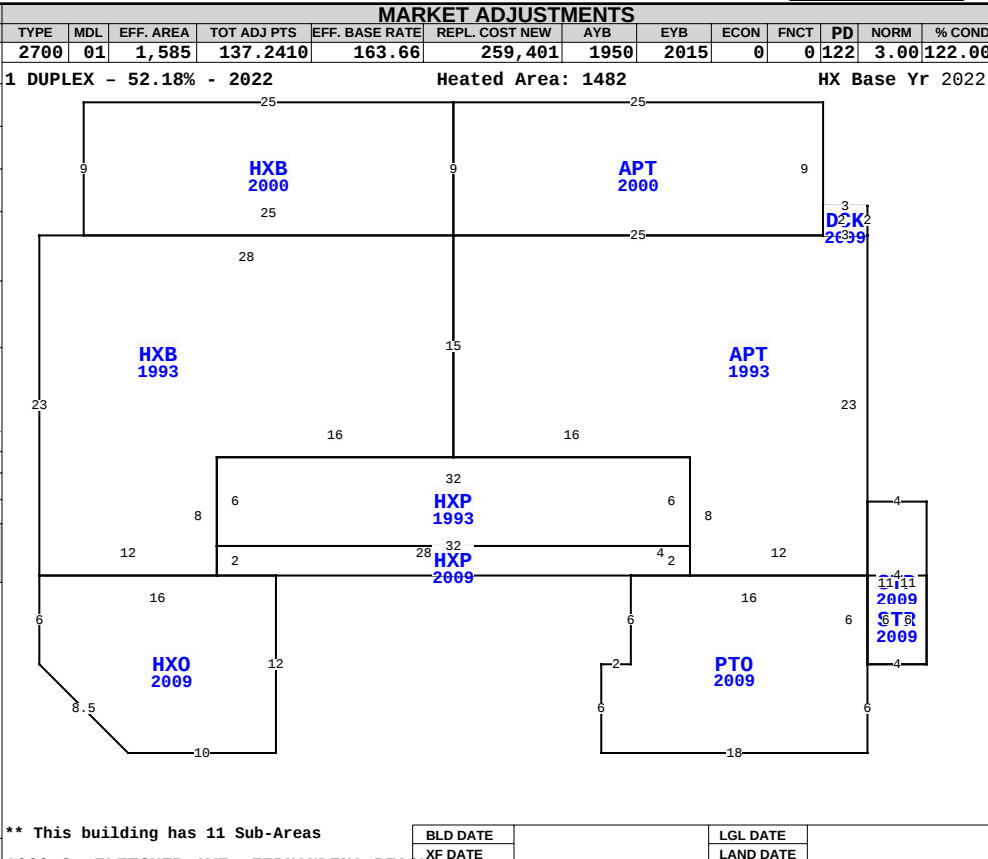




BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floop	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	2	100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units	0	100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	OWNER OCC 100

Quality	06	Quality Level 06
DOR CODE	0800	MULTI-FAMILY
MAP NUM		MKT AREA
NEIGHBORHOOD/LOC	1057.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
APT	516	100	516	103,028
APT	225	100	225	44,925
DCK	6	10	1	200
HXB	516	100	516	103,028
HXB	225	100	225	44,925
HXO	174	5	9	1,797
HXP	192	30	58	11,580
HXP	64	30	19	3,794
PTO	204	5	10	1,997
STP	44	10	4	799
TOTALS	2,190		1,585	316,469



** This building has 11 Sub-Areas

1669 S FLETCHER AVE, FERNANDINA BEACH

BLD DATE
XF DATE
INC DATE

LGL DATE
LAND DATE
AG DATE

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	0855	CONC PAVR	0 100	0	0	1,175.00	SF	10.00	10.00	100	2006	2006	3	88	10,340	
2	1126	CB/STC 8"	0 100	62	2	124.00	SF	8.00	8.00	100	2009	2009	3	91	903	
3	0810	CONCRETE A	0 100	7	44	308.00	SF	6.50	6.50	100	1997	1997	3	75	1,502	
4	1241	WD DECK G	0 100	10	34	340.00	UT	20.13	20.13	100	2000	2000	3	29	1,984	
5	1241	WD DECK G	0 100	0	0	216.00	UT	34.50	34.50	100	2009	2009	3	60	4,471	
6	1241	WD DECK G	0 100	0	0	113.00	UT	23.00	23.00	100	2009	2009	3	60	1,559	
7	1241	WD DECK G	0 100	9	8	72.00	UT	20.13	20.13	100	2009	2009	3	60	869	
8	1123	CB 8"	0 100	0	0	44.00	SF	6.15	6.15	100	2000	2000	3	80	216	
9	0810	CONCRETE A	0 100	23	14	322.00	SF	6.50	6.50	100	2000	2000	3	80	1,674	
10	0810	CONCRETE A	0 100	0	0	172.00	SF	6.50	6.50	100	1997	1997	3	75	839	

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
1	000800	C	MULTI-FAM	100	0006	R-1	70.00	125.00	70.00	FF		1.00	1.00	0.85	6,000.00	5,100.00	357,000		

NASSAU COUNTY PROPERTY										PAGE 1 of 1									
VALUATION SUMMARY										STANDARD									
VALUATION BY					Tax Group: 2					Tax Dist:					316,469				
BUILDING MARKET VALUE					TOTAL MARKET OB/XF VALUE					24,357					357,000				
TOTAL LAND VALUE - MARKET					TOTAL MARKET VALUE					697,826					18,764				
SOH/AGL Deduction					ASSESSED VALUE					679,062					50,000				
TOTAL EXEMPTION VALUE					HX HB					629,062					697,826				
BASE TAXABLE VALUE					TOTAL JUST VALUE					0					INCOME VALUE				
NCON VALUE					PREVIOUS YEAR MKT VALUE					650,450									

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20090647	DECK AT REAR OF B	9,500	05/27/2009
20090467	REROOF W/30YR SHN	0	04/16/2009
20090445	ROOF FRAME OVR/FL	12,000	04/14/2009
20090437	UG SERVICE	0	04/09/2009
20071689	H/AC	0	09/06/2007
19983135	ADDITION & DECK	20,000	02/04/1998

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2481/0541	6/20/2021	WD	Q	I	01	700,000	
GRANTOR: DORSEY JEANETTA A & D							
GRANTEE: BALDWIN DAVID A & L							
2316/1317	10/30/2019	WD	Q	I	02	579,900	
GRANTOR: LULLO FRANK R JR & MA							
GRANTEE: DORSEY JEANETTA A &							

BUILDING NOTES									
BUILDING DIMENSIONS									
DCK=[YR=2009] N2W3S2E3\$ APT=[YR=1993] W3 APT=[YR=2000] N9 W25 HXB=[YR=2000] W25 S9 E25 N9\$S9E25\$W25HXB=[YR=1993] W28 S23HXO=[YR=2009] S6 D6 R6 E10N12W16\$ E12 HXP=[YR=2009] E28 PTO=[YR=2009] S6W2 S6E18N6 STP=[YR=2009] E4N11W4S11\$ STR=[YR=2009] E4N6W4S6\$ N6W16\$E4N2 HXP=[YR=1993] N6 W32S6E32\$W32S2\$N8 E16N15\$ S15E16S8E12 N23\$.									