



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 60
Exterior Wall	17	CB STUCCO 40
Roof Structur	08	IRREGULAR 100
Roof Cover	11	SLATE 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	4.5	100
Frame	02	WOOD FRAME 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 1057.00				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	711	100	711	142,509
FGR	995	55	547	109,638
FOP	210	30	63	12,628
FOP	407	30	122	24,453
FOP	470	30	141	28,261
FOP	488	30	146	29,264
FOP	536	30	161	32,270
FST	24	55	13	2,606
FUS	1,190	100	1,190	238,516
FUS	1,432	100	1,432	287,022
TOTALS	6,685		4,704	942,842

** This building has 11 Sub-Areas

1661 S FLETCHER AVE, FERNANDINA BEACH

EXTRA FEATURES										
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND
1	0504	FP-ELECTRI	0 100	0	0	1.00	UT	4,000.00	4,000.00	100
2	0861	POOL GUNIT	0 100	0	0	620.00	SF	127.50	127.50	100
3	0855	CONC PAVER	0 100	0	0	555.00	SF	7.00	7.00	100
4	1076	TRELLIS A	0 100	18	9	162.00	SF	7.50	7.50	100
5	0855	CONC PAVER	0 100	0	0	1,401.00	SF	7.00	7.00	100
6	0855	CONC PAVER	0 100	0	0	216.00	SF	7.00	7.00	100
7	0476	VF 6 SBPL	0 100	0	0	254.00	LF	32.00	32.00	100

TOTAL OB/XF										
90,726										

LAND DESCRIPTION										
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE
1	000100	C	SFR	100			70.00	125.00	70.00	FF

TOTAL OB/XF										
90,726										

NASSAU COUNTY PROPERTY										
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VALUATION SUMMARY										
STANDARD										
Tax Group: 2 Tax Dist:										
BUILDING MARKET VALUE 942,842										
TOTAL MARKET OB/XF VALUE 90,726										
TOTAL LAND VALUE - MARKET 357,000										
TOTAL MARKET VALUE 1,390,568										
SOH/AGL Deduction 434,094										
ASSESSED VALUE 956,474										
TOTAL EXEMPTION VALUE HX HB 50,000										
BASE TAXABLE VALUE 906,474										
TOTAL JUST VALUE 1,390,568										
NCON VALUE 0										
INCOME VALUE										
PREVIOUS YEAR MKT VALUE 1,272,048										

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20140900	CO ISSUED	0	08/18/2015
20150555	SWIM POOL	30,000	03/17/2015
20141845	MTLR00F	25,000	08/20/2014
20140900	NEW CONSTR	700,000	05/05/2014

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
2280/1184	5/24/2019	WD	U	I	11	100			
GRANTOR: WEAVER LAWRENCE E & G									
GRANTEE: WEAVER FAMILY TRUST									
1784/1964	3/23/2012	WD	Q	V	02	150,000			
GRANTOR: WIGGINS ROBERT L SR									
GRANTEE: WEAVER LAWRENCE E &									

BUILDING NOTES										

BUILDING DIMENSIONS										
BAS=[YR=2015] W9FOP=[YR=2015] N6W36S43E8 FGR=[YR=2015] S15E23S2E14N27 SFB=[YR=2015] N12W8S3W14S9E22\$ W22N9 W2 D2 L3 S7W10S10\$ N13W4N20E28 U4 R4 \$ D4 L4 W28S20E4S3E10N7 U2 R3 E16N3E8N15\$ PTR=E15 FUS=[YR=2015] E9N6 FOP=[YR=2015] N10E23S6 W5S4W18\$ E18N4E14S40 FOP=[YR=2015] S14W2 D2 L2 W6 U2 L2 W2N2W23N12 E5 D3 R2 E4 U3 R2 E24\$ W24 D3 L2 W4 U3 L2 W5N16W4N14\$ W15\$PTR= E75 FUS=[YR=2015] E3 FST=[YR=2015] E4S6W4 N6\$ S6E4N6 FOP=[YR=2015] N6E1N10E23 S7E9S6W16S3W17\$ E18N3E16S33 FOP=[YR=2015] S14W2 D2 L2 W6 U2 L2 W2N2W23N12E37\$ W37N16W4N14\$ W75\$.										