



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 70
Exterior Wall	10	ABOVE AVG 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floo	14	CARPET 80
Interior Floo	13	LVT/LAMNT 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	03	MASONRY 100
Stories	1.5	1.5 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100

Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	01
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NEIGHBORHOOD/LOC	1057.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,620	100	1,620	191,508
FGR	460	55	253	29,908
FOP	69	30	21	2,482
FOP	90	30	27	3,192
FUS	690	100	690	81,568

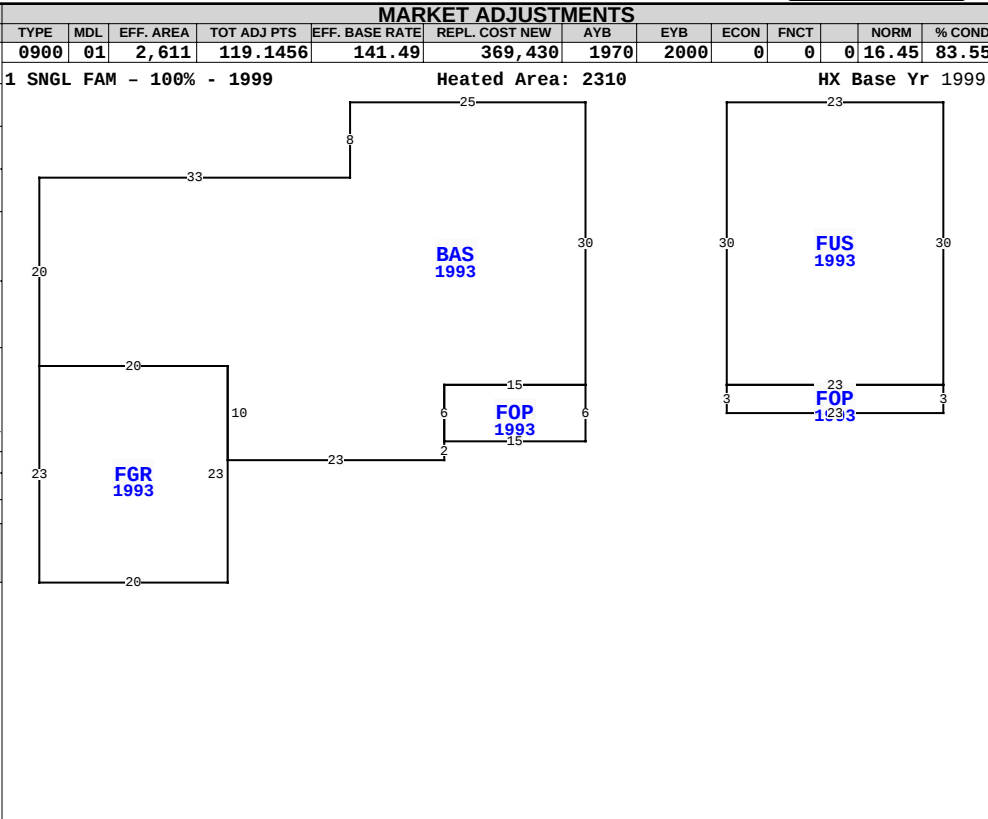
TOTALS	2,929		2,611	308,659
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EXTRA FEATURES

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	0810	CONCRETE A	0	100	0	0	1,670.00	SF	6.50	6.50	100	1970	1970	3	22	2,388	
3	1242	WD DECK A	0	100	3	12	36.00	SF	10.00	10.00	100	1990	1990	3	20	72	
4	0810	CONCRETE A	0	100	3	4	12.00	SF	6.50	6.50	100	1991	1991	3	64	50	
5	0810	CONCRETE A	0	100	3	20	60.00	SF	6.50	6.50	100	1970	1970	3	22	86	
6	0810	CONCRETE A	0	100	14	63	882.00	SF	6.50	6.50	100	1998	1998	3	77	4,414	

LAND DESCRIPTION

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	91.00	75.00	FF		1.00	1.00	0.85	6,000.00	5,100.00	382,500							



815 S FLETCHER AVE, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY										PAGE 1 of 1		2
VALUATION SUMMARY												
VALUATION BY						STANDARD						
Tax Group: 2						Tax Dist:						
BUILDING MARKET VALUE						308,659						
TOTAL MARKET OB/XF VALUE						7,010						
TOTAL LAND VALUE - MARKET						382,500						
TOTAL MARKET VALUE						698,169						
SOH/AGL Deduction						436,364						
ASSESSED VALUE						261,805						
TOTAL EXEMPTION VALUE						HX HB		50,000				
BASE TAXABLE VALUE						211,805						
TOTAL JUST VALUE						698,169						
NCON VALUE						0						
INCOME VALUE												
PREVIOUS YEAR MKT VALUE						669,184						
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SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2396/1584	9/28/2020	WD	U	I	11	100

GRANTOR: BENNETT A MARK & PAME

GRANTEE: BENNETT MARK & PAME

0837/0611 6/11/1998 WD Q I 176,600

GRANTOR: CLARK DEBRA CANTRELL

GRANTEE: BENNETT A MARK & PA

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W25 S8 W33 S20 FGR=[YR=1993] S23 E20 N23 W20 \$ E20 S10 E23 N2 FOP=[YR=1993] E15 N6 W15 S6 \$ N6 E15 N30 \$ PTR= E15 FUS=[YR=1993] E23 S30 FOP=[YR=1993] S3 W23 N3 E23 \$ W23 N30 \$ W15 \$.