

ROBERTS CHMONE M
1151 S FLETCHER AV
FERNANDINA BEACH, FL 32034

00-00-31-1540-0022-0060

BUILDING CHARACTERISTICS							MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY												
ELEMENT	CD	CONSTRUCTION					TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY									
Exterior Wall	16	WD FR STUC 100					0900	01	2,070	124.4600	147.80	305,946	1940	1995		0	0	13.50	86.50	VALUATION BY STANDARD									
Roof Structure	03	GABLE/HIP 100					1 SNGL FAM - 100% - 1986													Heated Area: 1595 HX Base Yr 1986									
Roof Cover	11	SLATE 100																		Tax Group: 2 Tax Dist:									
Interior Wall	03	PLASTER 100																		BUILDING MARKET VALUE 264,643									
Interior Floor	12	HARDWOOD 100																		TOTAL MARKET OB/XF VALUE 8,614									
Air Condition	03	CENTRAL 100																		TOTAL LAND VALUE - MARKET 703,800									
Heating Type	04	AIR DUCTED 100																		TOTAL MARKET VALUE 977,057									
Bedrooms	03	3 100																		SOH/AGL Deduction 179,496									
Bathrooms	02	2 100																		ASSESSED VALUE 179,561									
Frame	02	WOOD FRAME 100																		TOTAL EXEMPTION VALUE HX HB 50,000									
Stories	1.	1. 100																		BASE TAXABLE VALUE 129,561									
Units	0	0 100																		TOTAL JUST VALUE 977,057									
BUD8 Adjustme	02	DIST FB 100																		NCON VALUE 0									
Occupancy	00	NONE 100																		INCOME VALUE									
																				PREVIOUS YEAR MKT VALUE 951,314									
Quality	03	Quality Level 03																		PERMIT NUM DESCRIPTION AMT ISSUED									
DOR CODE	0100	SINGLE FAMILY																		20132894 MTLROOF 44,500 12/31/2013									
MAP NUM		MKT AREA 01																		20120041 REPLACE WINDOW & 31,764 01/05/2012									
NEIGHBORHOOD/LOC	1057.00																			20100002 RESTUCCO WALL & F 1,200 01/04/2010									
																				20070680 RISER & WEATHER H 0 04/23/2007									
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE														20062063 H/AC 2,200 09/06/2006											
BAS	1,595	100	1,595	203,916														7164 REMODEL 4,400 06/30/1992											
FOP	15	30	4	511														SALES DATA											
FOP	40	30	12	1,535														OFF RECORD Number DATE TYPE INST Q U I V I RSN CD SALE PRICE											
STR	20	10	2	256														0463/0292 8/01/1985 MS U I 80,000											
UDG	290	55	160	20,456														GRANTOR:											
UDG	460	55	253	32,345														GRANTEE:											
UDU	80	55	44	5,625																									
TOTALS	2,500		2,070	264,643														BLD DATE 08/12/2014 KK LGL DATE											
EXTRA FEATURES					1151 S FLETCHER AVE, FERNANDINA BEACH													LAND 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	0810	CONCRETE A	0 100	4 35	140.00	SF	6.50	6.50	100	1940	1940	3	20	182															
4	0835	QUARY TILE	0 100	3 10	30.00	SF	10.00	10.00	100	2010	2010	3	92	276															
5	1242	WD DECK A	0 100	10 21	210.00	SF	10.00	10.00	100	1998	1998	3	20	420															
6	0500	FP-PRE FAB	0 100	0 0	1.00	UT	3,500.00	3,500.00	100	1940	1940	3	20	700															
7	0810	CONCRETE A	0 100	0 0	921.00	SF	6.50	6.50	100	1998	1998	3	77	4,610															
8	0810	CONCRETE A	0 100	8 8	64.00	SF	6.50	6.50	100	1998	1998	3	77	320															
9	1242	WD DECK A	0 100	36 10	360.00	SF	10.00	10.00	100	2000	2000	3	20	720															
10	0940	SHEDS/PORT	0 100	10 7	70.00	SF	33.00	33.00	100	2012	2012	3	60	1,386															
LAND DESCRIPTION					TOTAL OB/XF										8,614														
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					
1	000100	C	SFR	100	0006	R-1	75.00	100.00	75.00	FF		1.00	1.00	0.78	6,000.00	4,692.00	351,900												
2	000100	C	SFR	100	0006	R-1	75.00	100.00	75.00	FF		1.00	1.00	0.78	6,000.00	4,692.00	351,900												
REVIEW DATE	10/30/2019	BY	DJA	Total Acres:	0.00	Total Land Value:	703,800	Market:	0	Agricultural:	0	Common:	703,800	PRINTED 08/02/2023 BY SYS															