



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 60
Interior Floor	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100

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Quality 03 Quality Level 03

DOR CODE 0100 SINGLE FAMILY

MAP NUM MKT AREA 01

NEIGHBORHOOD/LOC 1044.100

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	991	100	991	151,520
FGR	601	55	331	50,609
FOP	126	30	38	5,810
FOP	300	30	90	13,761
FOP	300	30	90	13,761
FUS	1,553	100	1,553	237,447
STR	42	10	4	612
STR	63	10	6	918

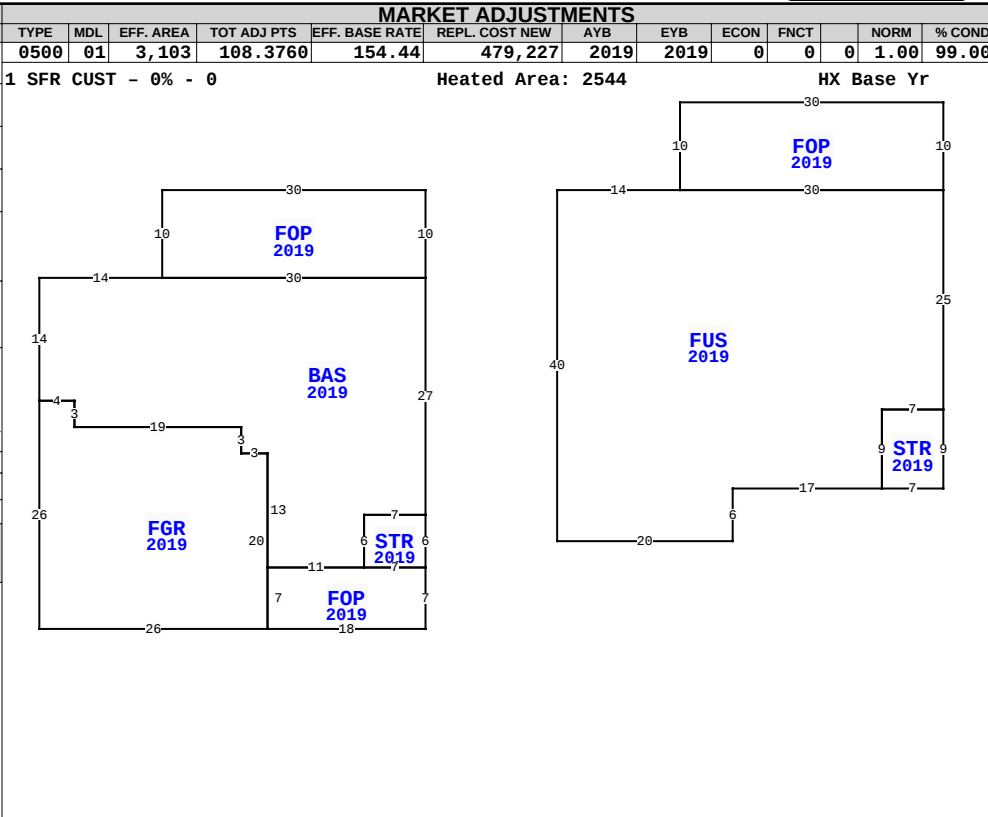
TOTALS	3,976		3,103	474,435
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EXTRA FEATURES

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	0855	CONC PAVER	0	0	0	748.00	SF	10.00	10.00	100	2019	2019	3	99	7,405	
2	0855	CONC PAVER	0	0	10	30.00	SF	10.00	10.00	100	2019	2019	3	99	297	

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	0			0.00	0.00	1.00	LT		1.00	1.00	1.00	300,000.00	300,000.00	300,000							



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

3273 S FLETCHER AV, FERNANDINA BEACH

TOTAL OB/XF 7,702

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NASSAU COUNTY PROPERTY

VALUATION SUMMARY		PAGE 1 of 1	2
VALUATION BY	STANDARD		
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE	474,435		
TOTAL MARKET OB/XF VALUE	7,702		
TOTAL LAND VALUE - MARKET	300,000		
TOTAL MARKET VALUE	782,137		
SOH/AGL Deduction	70,970		
ASSESSED VALUE	711,167		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	711,167		
TOTAL JUST VALUE	782,137		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	725,980		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20182640	NEW CONSTR	346,792	07/30/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2273/0109	5/07/2019	WD	Q	I	01	738,500

GRANTOR: RIVERSIDE HOMES OF NO

GRANTEE: BROWN GLENN L & REB

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2019] W30 S10 BAS=[YR=2019] W14 S14 FGR=[YR=2019] S26 E26 FOP=[YR=2019] E18 N7 STR=[YR=2019] N6 W7 S6 E7\$ W7 W11 S7\$ N20 W3 N3 W19 N3 W4 \$ E4 S3 E19 S3 E3 S13 E11 N6 E7 N27 W30\$ E30 N10\$ PTR= E15 FUS=[YR=2019] E14 FOP=[YR=2019] N10 E30 S10 W30\$ E30 S25 STR=[YR=2019] S9 W7 N9 E7\$ W7 S9 W17 S6 W20 N40 \$ W15\$.