

IN OR 1698/1991 & OR 1972/1697
& OR 1972/1700

HESS PATRICIA/HURLEY ROBERT W III L/E
4067 S FLETCHER AV
FERNANDINA BEACH, FL 32034

2023

10-2N-28-0000-0004-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 80
Exterior Wall	16	WD FR STUC 20
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	03	PLASTER 100
Interior Floor	14	CARPET 60
Interior Floor	13	LVT/LAMNT 40
Air Condition	02	WINDOW 100
Heating Type	01	NONE 100
Bedrooms	3	100
Bathrooms	2	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	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA
		01
NEIGHBORHOOD/LOC	1059.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAL	196	15	29	2,569
BAS	1,144	100	1,144	101,337
FGR	260	55	143	12,667
FOP	12	30	4	354
FOP	28	30	8	709
FOP	102	30	31	2,746
FUS	357	100	357	31,623
PTO	56	5	3	266
STR	42	10	4	354
TOTALS	2,197		1,723	152,626

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0500	FP-PRE FAB	0	25	0	1.00	UT	3,500.00	
2	0811	CONCRETE B	0	25	0	582.00	SF	5.20	

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	25		R-1A	75.00	125.00	75.00

MARKET ADJUSTMENTS									
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT
0500	01	1,723	103.0000	146.78	252,902	1944	1944	0	0
1 SFR CUST - 25% - 2017									
Heated Area: 1501									
HX Base Yr 2017									

TOTAL OB/XF									
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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									
152,626									
TOTAL MARKET OB/XF VALUE									
3,131									
TOTAL LAND VALUE - MARKET									
439,306									
TOTAL MARKET VALUE									
595,063									
SOH/AGL Deduction									
8,033									
ASSESSED VALUE									
587,030									
TOTAL EXEMPTION VALUE									
HA HAB SX									
100,000									
BASE TAXABLE VALUE									
487,030									
TOTAL JUST VALUE									
595,063									
NCON VALUE									
0									
INCOME VALUE									
PREVIOUS YEAR MKT VALUE									
577,528									

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20102185	REMODEL	1,097	12/27/2010
20101742	REMODEL	7,560	10/08/2010
20090570	REPAIR/RRF	2,100	05/07/2009

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2530/1463	5/21/2021	QC	U	I	11	100
GRANTOR: HURLEY ROBERT W III						
GRANTEE: HURLEY ROBERT W III						
1972/1700	4/03/2015	QC	U	I	11	100
GRANTOR: HURLEY THOMAS W						
GRANTEE: HURLEY ROBERT W III						

BUILDING NOTES									
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BUILDING DIMENSIONS									
FGR=[YR=1993] W3 PTO=[YR=1993] N4 W14 S4 BAS=[YR=1993] W10									
FOP=[YR=1993] N3 W4 S3 E4\$ W27 S26 E15 FOP=[YR=1993] S4 E7 N4									
W7\$ E29 N26 W7\$ E14\$ W7 S26 E10 N26\$ PTR= E10 FUS=[YR=1993]									
E3 STR=[YR=1993] N14 BAL=[YR=1993] N3 E14 S17 W11 N14 W3\$ E3									
S14 W3\$ E14 S21 FOP=[YR=1993] S6 W17 N6 E17\$ W17 N21 S \$10\$.									