



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	PAGE 1 of 1										
Exterior Wall	15	CONC BLOCK 100	0900	01	1,938	101.9200	121.03	234,556	1950	1970	0	0	0	27.00	73.00	VALUATION SUMMARY									
Roof Structur	03	GABLE/HIP 100	1 SNGL FAM - 0% - 0													Heated Area: 1715									
Roof Cover	03	COMP SHNGL 100														HX Base Yr									
Interior Wall	05	DRYWALL 80																							
Interior Wall	04	PLYWOOD 20																							
Interior Floo	12	HARDWOOD 100																							
Air Condition	03	CENTRAL 100																							
Heating Type	04	AIR DUCTED 100																							
Bedrooms		2 100																							
Bathrooms		2 100																							
Frame	02	WOOD FRAME 100																							
Stories	2.	2. 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																					
BAS	247	100	247	21,823																					
BAS	896	100	896	79,163																					
FOP	28	30	8	707																					
FST	100	55	55	4,860																					
FUS	572	100	572	50,537																					
UGR	259	45	117	10,338																					
UOP	216	20	43	3,799																					
TOTALS	2,318		1,938	171,226																					
EXTRA FEATURES					4097 S FLETCHER AVE, FERNANDINA BEACH																				
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	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1980	1980	3	49	1,715									
2	0811	CONCRETE B	0	0	0	0	400.00	SF	5.20	5.20	100	1980	1980	3	35	728									
3	0811	CONCRETE B	0	0	0	0	530.00	SF	5.20	5.20	100	1983	1983	3	44	1,213									
4	1242	WD DECK A	0	0	0	0	172.00	SF	10.00	10.00	100	1998	1998	3	20	344									
5	0811	CONCRETE B	0	0	0	0	609.00	SF	5.20	5.20	100	1998	1998	3	77	2,438									
6	1242	WD DECK A	0	0	0	0	264.00	SF	7.50	7.50	100	2012	2012	3	60	1,188									
TOTAL OB/XF 7,626																									
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								
1	000100	C	SFR	0		R-1A	75.00	125.00	75.00	FF	1	1.09	1.00	1.01	5,800.00	5,857.42	439,306								
REVIEW DATE 10/12/2017 BY KW Total Acres: 0.00 Total Land Value: 439,306 Market: 0 Agricultural: 0 Common: 439,306 PRINTED 08/02/2023 BY SYS																									

VALUATION BY

Tax Group: 2

BUILDING MARKET VALUE

TOTAL MARKET OB/XF VALUE

TOTAL LAND VALUE - MARKET

TOTAL MARKET VALUE

SOH/AGL Deduction

ASSESSED VALUE

TOTAL EXEMPTION VALUE

BASE TAXABLE VALUE

TOTAL JUST VALUE

NCON VALUE

INCOME VALUE

PREVIOUS YEAR MKT VALUE

STANDARD

171,226

7,626

439,306

618,158

45,989

572,169

0

572,169

618,158

0

0

602,514

PERMIT NUM

DESCRIPTION

AMT

ISSUED

20060635

REMODEL

310

03/30/2006

SALES DATA

OFF RECORD Number

DATE

TYPE INST

Q U

V I

RSN CD

SALE PRICE

1427/1765

7/13/2006

PR U

I

01

100

GRANTOR: WALDROP JOSEPH D P/R

GRANTEE: ADAMS LAURA W ETAL

0655/0032

4/16/1992

WD U

I

07

100

GRANTOR: CARROLL MATTHEW

GRANTEE: WALDROP CHARLES & M

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W22 FOP=[YR=1993] N7 UGR=[YR=1993] N22 W13

BAS=[YR=1993] W13 S19 UOP=[YR=1993] S18 E12 N8 FST=[YR=1993]

E10 N10 W10 S10\$ N10 W12\$ E13 N19\$ S19 E9 S3 E4\$ W4 S7 E4\$

W14 S8W2 S16 E38 N24\$ PTR= E15 FUS=[YR=1993] E26 S22 W26 N22\$

W15\$.