PT FRACL SEC 10-2N-28E IN
OR 437/332

GRIFFIN JACKIE A & MARY P
PO BOX 15386
FERNANDINA BEACH, FL 32035-5386

2023

10-2N-28-0000-0011-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

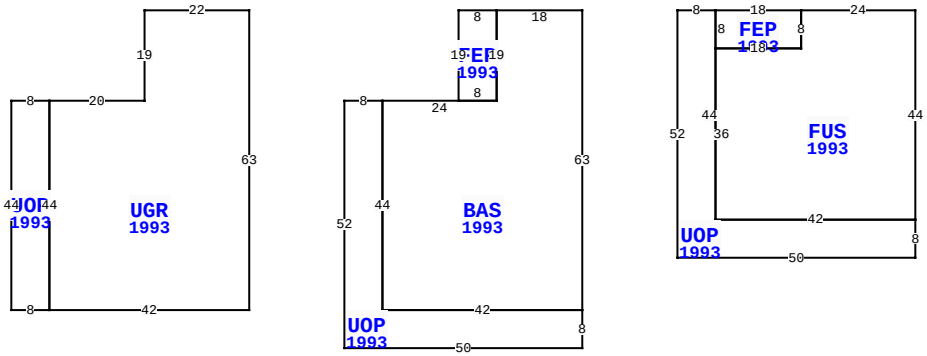
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 70
Exterior Wall	17	CB STUCCO 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 70
Interior Wall	06	CUST PANEL 30
Interior Floo	09	PINE WOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		3.5 100
Frame	03	MASONRY 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01
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	2,190	100	2,190	201,229
FEP	144	80	115	10,567
FEP	152	80	122	11,210
FUS	1,704	100	1,704	156,573
UGR	2,266	45	1,020	93,723
UOP	352	20	70	6,432
UOP	752	20	150	13,783
UOP	752	20	150	13,783
TOTALS	8,312		5,521	507,299

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	5,521	91.5705	108.74	600,354	1991	1991	0	0	0	15.50	84.50

1 SNGL FAM – 100% - 0 Heated Area: 3894 HX Base Yr



4191 S FLETCHER AVE, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		507,299
TOTAL MARKET OB/XF VALUE		11,868
TOTAL LAND VALUE - MARKET		619,150
TOTAL MARKET VALUE		1,138,317
SOH/AGL Deduction		703,217
ASSESSED VALUE		435,100
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		385,100
TOTAL JUST VALUE		1,138,317
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,201,719

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20121478	REPL METER	400	07/24/2012
B041750	REPAIR/RRF	2,000	09/29/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0320/0591	8/01/1980	WD	U	V		100

GRANTOR:

GRANTEE:

BUILDING NOTES

BUILDING DIMENSIONS

UGR=[YR=1993] W22 S19 W20 UOP=[YR=1993] W8 S44 E8 N44$ S44 E42 N63$ PTR= E70 BAS=[YR=1993] W18 FEP=[YR=1993] W8 S19 E8 N19$ S19 W24 UOP=[YR=1993] W8 S52 E50 N8 W42 N44$ S44 E42 N63$ W70$ PTR= E90 UOP=[YR=1993] E8 FEP=[YR=1993] E18 FUS=[YR=1993] E24 S44 W42 N36 E18 N8 $ S8 W18 N8$ S44 E42 S8 W50 N52$ W90$.

EXTRA FEATURES

LN	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	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1990	1990	3	70	1,400	
2	0825	BRICK	0	100	10	8	80.00	SF	12.50	12.50	100	1990	1990	3	87	870	
3	0812	CONCRETE C	0	100	0	0	2,353.00	SF	4.00	4.00	100	1989	1989	3	59.5	5,600	
4	0812	CONCRETE C	0	100	0	0	1,612.00	SF	4.00	4.00	100	1990	1990	3	62	3,998	

LAND DESCRIPTION

TOTAL OB/XF 11,868

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH 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		R-1A	100.00	285.00	100.00	FF	1	1.22	1.00	1.07	5,800.00	6,191.50	619,150							

REVIEW DATE 06/13/2022 BY KWA Total Acres: 0.00 Total Land Value: 619,150 Market: 0 Agricultural: 0 Common: 619,150 PRINTED 08/02/2023 BY SYS