PT OF FRAC SEC E OF A1A
PT OR 1552/961
(EX 18-3 & SEC 13-2N-28)

CLOYD DONNA M
1417 SADLER # 171
FERNANDINA BEACH, FL 32034

2023

10-2N-28-0000-0018-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

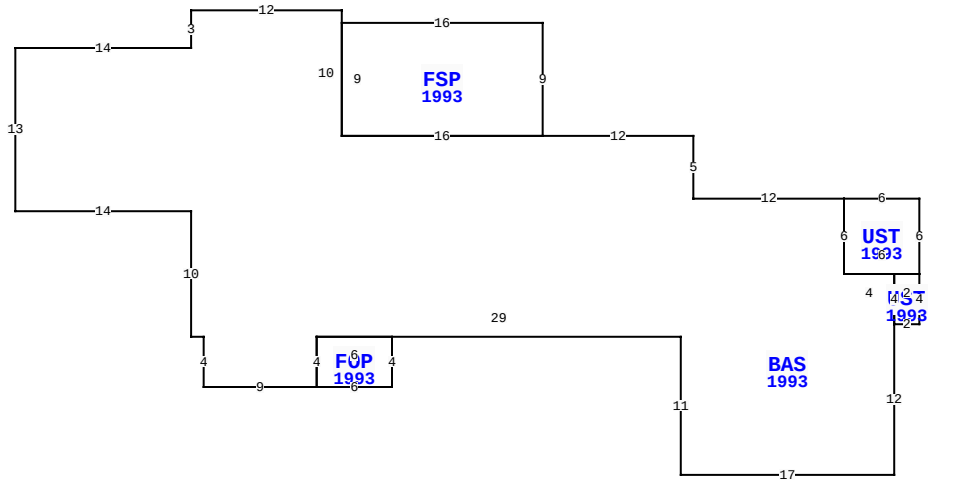
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 60
Roof Cover	03	COMP SHNGL 40
Interior Wall	03	PLASTER 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 100
Bedrooms		2 100
Bathrooms		2 100
Frame	03	MASONRY 100
Stories	1.	1. 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	1053.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,317	100	1,317	164,989
FOP	24	30	7	877
FSP	144	40	58	7,266
UST	8	45	4	501
UST	36	45	16	2,004
TOTALS	1,529		1,402	175,638

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	1,402	114.9200	163.76	229,592	1951	1975	0	0	0	23.50	76.50

1 SFR CUST – 100% - 2011 Heated Area: 1317 HX Base Yr 2011



4250 S FLETCHER AVE, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		195,595
TOTAL MARKET OB/XF VALUE		3,376
TOTAL LAND VALUE - MARKET		2,316,600
TOTAL MARKET VALUE		2,515,571
SOH/AGL Deduction		1,504,441
ASSESSED VALUE		1,011,130
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		961,130
TOTAL JUST VALUE		2,515,571
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		2,509,005

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20121817	ROOF	12,000	09/04/2012
20121608	REPIPE	2,495	08/08/2012
20121304	ROOF	1,000	07/02/2012
20101699	REMODEL	4,500	09/29/2010
20081567	REPAIR/RRF	3,972	10/13/2008
20010308	ADDITION	6,000	02/22/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1552/0961	2/25/2008	PR	U	I	01	1,200,000

GRANTOR: HILLIS LINDA M ETAL P

GRANTEE: CLOYD DONNA M

BUILDING NOTES

BUILDING DIMENSIONS

UST=[YR=1993] W6 BAS=[YR=1993] W12 N5 W12 FSP=[YR=1993] N9 W16 S9 E16 $ W16 N10 W12 S3 W14 S13 E14 S10 E1 S4 E9 FOP=[YR=1993] E6 N4 W6 S4 $ N4 E29 S11 E17 N12 UST=[YR=1993] E2 N4 W2 S4 $ N4 W4 N6 $ S6 E6 N6 $.

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	0415	BEACHWALK	0	100	0	0	532.00	SF	5.75	5.75	100	1987	1987	3	20	612	
2	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1951	1951	3	20	400	
3	0811	CONCRETE B	0	100	0	0	644.00	SF	5.20	5.20	100	1951	1951	3	20	670	
4	1242	WD DECK A	0	100	16	15	240.00	SF	10.00	10.00	100	1987	1987	3	20	480	
5	1242	WD DECK A	0	100	0	0	229.00	SF	10.00	10.00	100	1987	1987	3	20	458	
6	1242	WD DECK A	0	100	0	0	360.00	SF	10.00	10.00	100	2002	2002	3	21	756	

LAND DESCRIPTION

TOTAL OB/XF 3,376

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	000120	C	SFR OCN FT	100		R-1A	156.00	400.00	156.00	FF		1.00	1.00	0.90	16,500.00	14,850.00	2,316,600							

REVIEW DATE 12/16/2019 BY TWA Total Acres: 0.00 Total Land Value: 2,316,600 Market: 0 Agricultural: 0 Common: 2,316,600 PRINTED 08/02/2023 BY SYS

PT OF FRAC SEC E OF A1A
PT OR 1552/961
(EX 18-3 & SEC 13-2N-28)

CLOYD DONNA M
1417 SADLER # 171
FERNANDINA BEACH, FL 32034

2023

10-2N-28-0000-0018-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

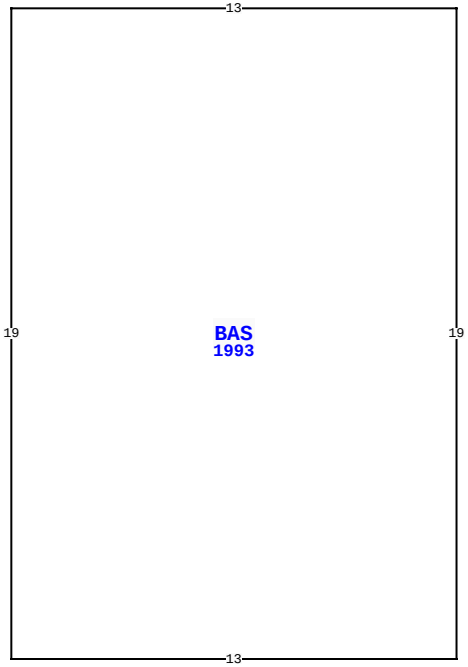
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	01	MINIMUM 100
Interior Floo	05	ASPH TILE 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
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	1053.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	247	100	247	19,957
TOTALS	247		247	19,957

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	247	70.0000	99.75	24,638	1964	1984	0	0	0	19.00	81.00

2 SFR CUST – 100% - 2011 Heated Area: 247 HX Base Yr 2011



4250 S FLETCHER AVE, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		195,595
TOTAL MARKET OB/XF VALUE		3,376
TOTAL LAND VALUE - MARKET		2,316,600
TOTAL MARKET VALUE		2,515,571
SOH/AGL Deduction		1,504,441
ASSESSED VALUE		1,011,130
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		961,130
TOTAL JUST VALUE		2,515,571
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		2,509,005

PERMIT NUM	DESCRIPTION	AMT	ISSUED
7038	REPAIR/RRF	2,600	05/06/1992
5692	REMODEL	21,000	11/14/1989
5331	REPAIR/RRF	2,500	04/27/1989
4291	XFOB	8,800	05/12/1987

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1552/0961	2/25/2008	PR	U	I	01	1,200,000

GRANTOR: HILLIS LINDA M ETAL P

GRANTEE: CLOYD DONNA M

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W13 S19 E13 N19 $.

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 12/16/2019 BY TWA Total Acres: 0.00 Total Land Value: 2,316,600 Market: 0 Agricultural: 0 Common: 2,316,600 PRINTED 08/02/2023 BY SYS