

COOK LARRY J & HELEN G
4273 S FLETCHER AV
FERNANDINA BEACH, FL 32034

10-2N-28-0000-0018-0010

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

01500001EFF. AREA5,002TOT ADJ PTS107.5400EFF. BASE RATE153.24REPL. COST NEW766,506AYB1989EYB1994ECONFNCT0NORM% COND014.0086.00

Exterior Wall16WD FR STUC 60

Exterior Wall17CB STUCCO 40

Roof Structure03GABLE/HIP 100

Roof Cover03COMP SHNGL 100

Interior Wall05DRYWALL 100

Interior Floor12HARDWOOD 80

Interior Floor11CLAY TILE 20

Air Condition03CENTRAL 100

Heating Type Bedrooms04AIR DUCTED 100
3 100

Bathrooms3.5 100

Frame Stories Units02WOOD FRAME 100
2. 2. 100
0 100

Occupancy00NONE 100

Quality03Quality Level 03

DOR CODE0100SINGLE FAMILY

MAP NUMMKT AREA01

NEIGHBORHOOD/LOC1059.00

AREA TYPETOTAL GROSS AREAPCT OF BASETOT ADJ SUBAREA MARKET VALUE

BAS2,4441002,444322,086

FEP1688013417,659

FGR5285529038,218

FOP11530344,481

FSP5284021127,807

FUS1,4051001,405185,160

UBM1,8622037249,024

UOP15020303,953

UOP411208210,807

TOTALS7,6115,002659,195

EXTRA FEATURES

L NOB/XF CODEDESCRIPTIONBLD CAPL WUNITSUTAdj RADJ UNIT PRICEORIG CONDDYEAR ONYEAR ACTUALQ% CONDOB/XF MKT VALUENOTES

10504FP-ELECTRI0100001.00UT2,000.002,000.00100198919893681,360

21242WD DECK A01001612192.00SF10.0010.0010019891989320384

30812CONCRETE C0100001,183.00SF4.004.0010019891989359.52,816

40855CONC PAVER0100684272.00SF10.0010.00100201420143952,584

50861POOL GUNIT010000450.00SF85.0085.001002014201437829,835

60911SCRN RM A01004024960.00SF17.5017.501002014201437011,760

70855CONC PAVER010000510.00SF10.0010.00100201420143954,845

80871POOL HTR R0100001.00UT2,000.002,000.00100201420143701,400

91126CB/STC 8"010000312.00SF8.008.00100201420143952,371

LAND DESCRIPTIONTOTAL OB/XF57,355

L NUSE CODECLS LAND USE DESCRIPTIONCAPR DLOC ZONEFRONTDEPTHTOT LND UTSD TUNIT TYPEDPHT FACT% CONDTOT ADJUNIT PRICELAND VALUETOTAL ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

1000100CSFRS100R-1A98.00285.0097.50FF11.221.001.075,800.006,191.50603,671

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYEBCONFNCTNORM% COND

0500015,002107.5400153.24766,506198919940014.0086.00

HEATED AREA: 3849HX Base Yr 2004

FUS 1993

FSP 1993 FEP 1993 UOP 1993 BAS 1993 UBM 1993 FGR 1993

BLD DATEXF DATEINC DATELGL DATELAND DATEAG DATE

4273 S FLETCHER AVE, FERNANDINA BEACH

Sales Data

OFF RECORD NumberDATEINSTTYPEQU / I / VRSN CDPRICE SALE

1180/177010/16/2003WDQI550,000

GRANTOR: RAMSEY T HOLMES JR & GRANTEE: COOK LARRY J & HELE

0927/03154/05/2000WDQI550,000

GRANTOR: PAASCHE ALFRED G & HE GRANTEE: RAMSEY T HOLMES JR

BUILDING NOTES

BUILDING DIMENSIONS

FEP=[YR=1993] W14 FSP=[YR=1993] W44 S12 UOP=[YR=1993] S45 E11 FOP=[YR=1993] E13 UOP=[YR=1993] S15 E10 BAS=[YR=1993] E24 N60 W54 S12 E7 S28 E23 S20 \$ N15 W10 \$ E10 N5 W23 S5 \$ N33 W7 N12 W4 \$ E44 N12 \$ S12 E14 N12 \$ PTR=E15 UBM=[YR=1993] E49 S38 FGR=[YR=1993] S22 W24 N22 E24\$ W49 N38\$ W15\$ PTR=N20 FUS=[YR=1993] N24 U5 L6 N21 E30 S50 W4 S4 W16 N4 W4\$ S20\$.

NASSAU COUNTY PROPERTY

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VALUATION BYSTANDARD

Tax Group: 2Tax Dist:

BUILDING MARKET VALUE659,195

TOTAL MARKET OB/XF VALUE57,355

TOTAL LAND VALUE - MARKET603,671

TOTAL MARKET VALUE1,320,221

SOH/AGL Deduction691,143

ASSESSED VALUE629,078

TOTAL EXEMPTION VALUEHX HB VX55,000

BASE TAXABLE VALUE574,078

TOTAL JUST VALUE1,320,221

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE1,239,904

PERMIT NUMDESCRIPTIONAMTISSUED

20142388REMODEL5,00011/07/2014

20141474SWIM POOL50,00007/07/2014

20101533REPAIR/RRF2,50009/09/2010

20090945ELEC OTHER45007/20/2009

20090670ADDITION30,58006/01/2009

20081569REPAIR/RRF3,45010/13/2008

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