



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	16	WD FR STUC	60
Exterior Wall	17	CB STUCCO	40
Roof Structure	08	IRREGULAR	100
Roof Cover	07	CONC TILE	100
Interior Wall	05	DRYWALL	100
Interior Floor	11	CLAY TILE	70
Interior Floor	12	HARDWOOD	30
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	100
Bathrooms		3.5	100
Frame	02	WOOD FRAME	100
Stories	2.	2.	100
Units		0	100

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SFR CUST	- 100%	- 2017		Heated Area: 4885					HX Base Yr 2017	



Quality	05	Quality Level 05		
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	541	100	541	160,178
BAS	1,424	100	1,424	421,614
FGR	910	55	500	148,039
FOP	44	30	13	3,849
FOP	84	30	25	7,402
FOP	116	30	35	10,363
FOP	260	30	78	23,094
FOP	1,245	30	374	110,733
FUS	2,920	100	2,920	864,545
UOP	666	20	133	39,378
TOTALS	8,590		6,127	1,814,065

** This building has 13 Sub-Areas
4246 S FLETCHER AVE, FERNANDINA BEACH

BLD DATE	03/10/2008	DJKW	LGL DATE	
XF DATE			LAND DATE	
INC DATE			AG DATE	

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		
2	0504	FP-ELECTRI	0	100	0	0		1.00	UT	2,000.00	2,000.00	100	2007	2007	3	92	1,840	
4	0855	CONC PAVER	0	100	0	0		3,413.00	SF	10.00	10.00	100	2011	2011	3	93	31,741	
5	0462	ST/AL FNC	0	100	0	0		888.00	SF	10.00	10.00	100	2011	2011	3	68	6,038	
6	1126	CB/STC 8"	0	100	0	0		968.00	SF	8.00	8.00	100	2011	2011	3	93	7,202	
7	0463	FENCE GATE	0	100	0	0		2.00	UT	300.00	300.00	100	2011	2011	3	83	498	
8	1075	TRELLIS G	0	100	11	8		88.00	SF	35.00	35.00	100	2011	2011	3	68	2,094	
9	1075	TRELLIS G	0	100	22	10		220.00	SF	35.00	35.00	100	2011	2011	3	68	5,236	
10	1075	TRELLIS G	0	100	32	4		128.00	SF	35.00	35.00	100	2011	2011	3	68	3,046	
11	0500	FP-PRE FAB	0	100	0	0		1.00	UT	5,250.00	5,250.00	100	2011	2011	3	95	4,988	
12	0600	SUMMER KIT	0	100	0	0		1.00	UT	5,000.00	5,000.00	100	2011	2011	3	55	2,750	

TOTAL OB/XF												65,433												
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
1	000120	C	SFR OCN FT	100	0006	R-1A	105.00	400.00	105.00	FF		1.00	1.00	1.00	16,500.00	16,500.00	1,732,500							

NASSAU COUNTY PROPERTY		PAGE 1 of 2	
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		1,814,065	
TOTAL MARKET OB/XF VALUE		121,067	
TOTAL LAND VALUE - MARKET		1,732,500	
TOTAL MARKET VALUE		3,667,632	
SOH/AGL Deduction		1,016,188	
ASSESSED VALUE		2,651,444	
TOTAL EXEMPTION VALUE	HX HB	50,000	
BASE TAXABLE VALUE		2,601,444	
TOTAL JUST VALUE		3,667,632	
NCON VALUE		13,237	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		3,585,132	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20222056	DUNEWALK	0	04/20/2022
2017-557	SWIM POOL	75,000	02/28/2017
20160998	REMODEL	140,000	04/12/2016
20110371	GAS	500	03/16/2011
20110306	OTHER	3,500	03/04/2011
20102204	ELEC OTHER	100	12/29/2010

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2033/0948	3/11/2016	WD Q	Q	I	01	2,875,000
GRANTOR: KRIESEL JACK M & MERE						
GRANTEE: MCDANIEL CONNIE D &						
1669/1540	3/31/2010	WD Q	Q	I	01	1,700,000
GRANTOR: HAMILTON WARREN W & M						
GRANTEE: KRIESEL JACK M & ME						

BUILDING NOTES	

BUILDING DIMENSIONS	
FOP=[YR=2011] W44	FOP=[YR=2007] W8 D6 L6
BAS=[YR=2007] N2	W16 S7 E3 S16
UOP=[YR=2011] W6S15E4BAS=[YR=2011] S9	
FOP=[YR=2010] S20	FGR=[YR=2011] W6S35E26 N35W20\$E13N18
FOP=[YR=2007] E22N2W22	S2\$N2W13\$E35N11E21UST=[YR=2011] S4E7
N4W7\$N17W11N13W19S13W12S7W2S4	W10S7W2S1\$ N1E2N14S\$7E10N4E2N7
E12N13W8 U4 L3 \$ D4 R3	E11N10\$ S10E16S13E11S17E7S4 D6 R6 U4
R9 U9 R1 U6 L6	N31\$ PTR=E25 FUS=[YR=2007] S7 E3 S30 W2 S12
E13 N2 E22 N8	UOP=[YR=2011] E6S10E8S4E11 N11W11N3E7N3
FOP=[YR=2007] N4W21S4	E21\$W21S3\$ N7E21S8 E7 D6 R6 R9 U4
R1 U9 U6 L6	N31 W16 UOP=[YR=2007] N10 W29 S10 W7 D6 L6
D4 R3 E37 N10	E2\$ W2S10 W37 U4 L3 N2 W16\$ W25\$.

