



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 80
Exterior Wall	17	CB STUCCO 20
Roof Structure	01	FLAT 100
Roof Cover	04	BUILT-UP 100
Interior Wall	06	CUST PANEL 50
Interior Wall	08	DECORATIVE 50
Interior Floor	10	TERRAZZO 50
Interior Floor	12	HARDWOOD 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
BUD8 Adjustme	05	DIST 1A 100

Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	03
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NEIGHBORHOOD/LOC	1057.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,960	100	1,960	314,759
FGR	475	55	261	41,914
FOP	112	30	34	5,460
FOP	330	30	99	15,899
FST	125	55	69	11,080
FST	128	55	70	11,242
FUS	1,299	100	1,299	208,608
PTO	110	5	6	963
PTO	176	5	9	1,446
UOP	12	20	2	321
TOTALS	5,616		4,073	654,088

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	11	4,073	134.1648	191.18	778,676	1955	1990	0	0	0 16.00	84.00
1 SFR CUST - 100% - 2013 Heated Area: 3259 HX Base Yr 2013											

** This building has 13 Sub-Areas

4309 S FLETCHER AVE, FERNANDINA BEACH

BLD DATE
XF DATE
INC DATE

LGL DATE
LAND DATE
AG DATE

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
1	0504	FP-ELECTRI	0 100	0	0	1.00	UT	2,000.00	2,000.00	100	1955	1955	3	20
2	0810	CONCRETE A	0 100	15	4	60.00	SF	6.50	6.50	100	1955	1955	3	20
3	0810	CONCRETE A	0 100	16	3	48.00	SF	6.50	6.50	100	1980	1980	3	35

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
1	000100	C	SFR	100		RS-1	150.00	278.00	150.00	FF		1.00	1.00	0.80
2	000100	C	SFR	100		R-1A	28.00	275.00	28.41	FF		1.00	1.00	0.20

TOTAL OB/XF 587

NASSAU COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 8		Tax Dist:	
BUILDING MARKET VALUE		654,088	
TOTAL MARKET OB/XF VALUE		587	
TOTAL LAND VALUE - MARKET		728,956	
TOTAL MARKET VALUE		1,383,631	
SOH/AGL Deduction		691,809	
ASSESSED VALUE		691,822	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		641,822	
TOTAL JUST VALUE		1,383,631	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		1,063,605	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B22793	REMODEL	125,000	08/01/2009
B9401426	REMODEL	12,000	10/01/1994
B940246	REPAIR/RRF	33,500	10/01/1994
4346	N/A	3,500	09/08/1987

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1225/1058	4/27/2004	WD	Q	I		825,000
GRANTOR: KENT IAN L & MARY E						
GRANTEE: SMITH PETER W & BAR						
0654/1075	4/14/1992	WD	U	I	09	250,000
GRANTOR: RICHARDSON COLLEEN						
GRANTEE: KENT IAN & MARY						

BUILDING NOTES														
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BUILDING DIMENSIONS														
BAS=[YR=1993] W9 UOP=[YR=1993] N3 W4 S3 E4 \$ W5 FGR=[YR=1993] N19 FST=[YR=1993] N5 UST=[YR=1993] N9 W25 S9 E25\$ W25 S5 USP=[YR=1993] W16 S19 FOP=[YR=1993] S7 FST=[YR=1993] S8 E16 N8 W16\$ E16 N7 W16\$ E16 N19\$ E25\$ W25 S19 E25 \$ W25 S15 W16 S25 FOP=[YR=1993] S6 PTO=[YR=1993] S2 E55 PTO=[YR=1993] E8 N22 W8 S22\$ N2 W55\$ E55 N6 W55\$ E55 N40\$ PTR= E50 FUS=[YR=1993] S7 W3 N7 E3 N16 W39 S15 UOP=[YR=1993] W2 S15 E57 N6 W55 N9 \$ S9 E55 N24 W16 S16\$ W50 \$.														