

LOTT DIANE V TRUST/LOTT DIANE V TRUSTEE
4296 SOUTH FLETCHER AVENUE
FERNANDINA BEACH, FL 32034

00-00-30-0263-0001-0000

BUILDING CHARACTERISTICS

ELEMENTCD05AVERAGE 60
Exterior Wall16WD FR STUC 40
Roof Structure03GABLE/HIP 100
Roof Cover03COMP SHNGL 100
Interior Wall05DRYWALL 100
Interior Floop12HARDWOOD 100
Air Condition03CENTRAL 100
Heating Type04AIR DUCTED 100

Bedrooms
BathroomsFrame
Stories Units1.51.5 100
 0 100
BUD8 Adjustme05DIST 1A 100
Occupancy00NONE 100

Quality06Quality Level 06
DOR CODE0100SINGLE FAMILY
MAP NUMMKT AREA03
NEIGHBORHOOD/LOC3029.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,176	100	1,176	277,435
FUS	320	100	320	75,493
FUS	408	100	408	96,253
UDG	624	55	343	80,919
UOP	456	20	91	21,468
USP	280	30	84	19,817

TOTALS3,2642,422571,385

CONSTRUCTION

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

0500112,422159.1834238.78578,32519832020001.2098.80

1 SFR CUST - 100% - 2022Heated Area: 1904HX Base Yr 2022

24262624

17FUS202017

2810102864242486

28BAS199328

28UOP199334

28162016

16FUS199316

NASSAU COUNTY PROPERTY

PAGE 1 of 1

VALUATION BYSTANDARDTax Group: 8Tax Dist:

BUILDING MARKET VALUE571,385TOTAL MARKET OB/XF VALUE37,796TOTAL LAND VALUE - MARKET300,000TOTAL MARKET VALUE909,181SOH/AGL Deduction278,721ASSESSED VALUE630,460TOTAL EXEMPTION VALUEHX HB50,000BASE TAXABLE VALUE580,460TOTAL JUST VALUE909,181NCON VALUE222,449INCOME VALUEPREVIOUS YEAR MKT VALUE510,052

SALES DATAOFF RECORD NumberDATETYPE INSTQ / URSN CDV I / ISALE PRICEGRANTOR: LOTT DIANE VGRANTEE: LOTT DIANE V TRUST2710/18735/08/2024WDQI011,235,000GRANTOR: SHELTON IAN JACQUES LGRANTEE: LOTT DIANE VBUILDING NOTESBUILDING DIMENSIONSBAS=[YR=1993;ORIG=-34,0] S42 E28 N42 W28 \$UDG=[YR=1993;ORIG=-44,0] W24 S26 E24 N26 \$UOP=[YR=1993;ORIG=0,0] W6 S42 W28 S6 E34 N48 \$FUS=[YR=1993;ORIG=10,0] E16 S20 W16 N20 \$USP=[YR=2011;ORIG=-6,0] N10 W28 S10 E28 \$PTR=[ORIG=0,0] E10 W10 \$PTR=[ORIG=0,0] W44 E44 \$FUS=[YR=2020;ORIG=-80,30] E24 S17 W24 N17 \$.

LAND DESCRIPTIONTOTAL OB/XF37,796

L NUSE CODECLSLAND USE DESCRIPTIONCAPRDLOC ZONEFRONTDEPTHTOT LND UTSUNIT TYPEDTDPHT FACT% CONDDTOT ADJUNIT PRICELAND UNIT PRICEADJ UNIT PRICELAND VALUEDENSITYDECLFRZYRCONSRV

1000100CSFR100RSF-10.000.001.00LT1.001.001.00300,000.00300,000.00300,000

REVIEW DATE01/16/2024BYKBA

Total Acres: 0.00Total Land Value: 300,000Market: 0Agricultural: 0Common: 300,000PRINTED 08/06/2024 BY SYS