LOTS A THRU G & PT LOTS H & I
OF OAK GROVE SUB PBK 2/18 &
R/W LYING S THEREOF

SOUTH FLETCHER PROPERTIES LLC
960194 GATEWAY BLVD STE 101
FERNANDINA BEACH, FL 32034

2024

00-00-30-042A-000A-0000

BUILDING CHARACTERISTICS

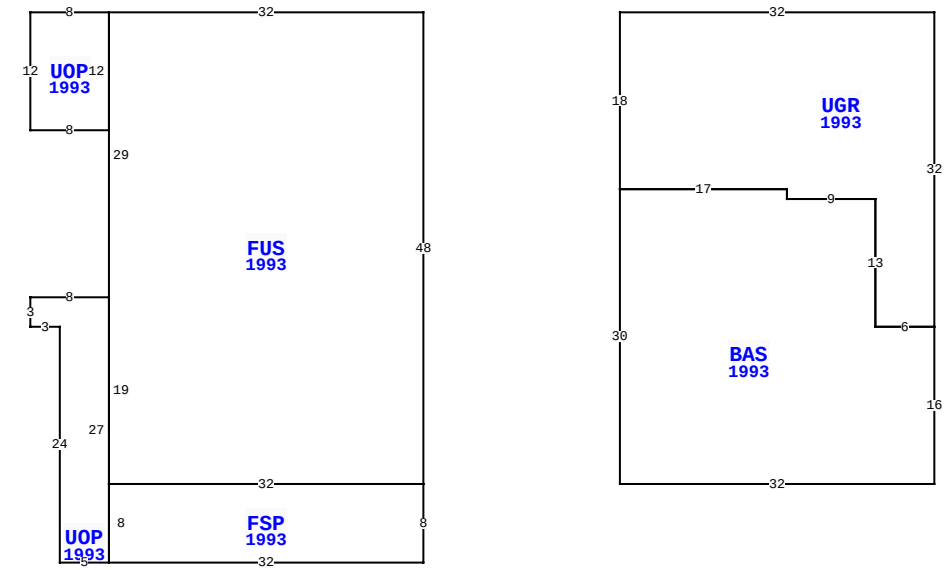
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 50
Exterior Wall	17	CB STUCCO 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 70
Interior Wall	05	DRYWALL 30
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
BUD8 Adjustme	05	DIST 1A 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 03
NEIGHBORHOOD/LOC	3029.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	867	100	867	61,633
FSP	256	40	102	7,251
FUS	1,536	100	1,536	109,190
UGR	669	45	301	21,397
UOP	96	20	19	1,351
UOP	144	20	29	2,062
TOTALS	3,568		2,854	202,883

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,854	100.1100	95.10	271,415	1973	1973	0	0	0	25.25	74.75

1 SINGLE FAM – 0% - 0 Heated Area: 2403 HX Base Yr



5459 S FLETCHER AVE, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	202,883
TOTAL MARKET OB/XF VALUE	2,314
TOTAL LAND VALUE - MARKET	840,000
TOTAL MARKET VALUE	1,045,197
SOH/AGL Deduction	62,022
ASSESSED VALUE	983,175
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	983,175
TOTAL JUST VALUE	1,045,197
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,036,672

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B9401478	XFOB	4,425	12/01/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2207/0435	6/28/2018	WD	Q	I	05	908,000
GRANTOR: BAXLEY PROPERTIES & I						
GRANTEE: SOUTH FLETCHER PROP						
2008/0157	7/16/2015	TD	U	I	30	100
GRANTOR: KIRKLAND FAYE R TRUST						
GRANTEE: BAXLEY PROPERTIES &						

BUILDING NOTES

BUILDING DIMENSIONS

FUS=[YR=1993] W32 UOP=[YR=1993] W8 S12 E8 N12 $ S29
UOP=[YR=1993] W8 S3 E3 S24 E5 FSP=[YR=1993] E32 N8 W32 S8 $
N27 $ S19E32 N48 $ PTR= E20 UGR=[YR=1993] E32S32
BAS=[YR=1993] S16 W32 N30 E17 S1E9 S13 E6 $ W6 N13 W9 N1 W17
N18 $ W20 $.

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	0820	WOOD WALK	0	0	0	0	449.00	SF	11.75	11.75	100	1993	1993	3	40	2,110	
2	1076	TRELLIS A	0	0	8	17	136.00	SF	7.50	7.50	100	1997	1997	3	20	204	

LAND DESCRIPTION

TOTAL OB/XF 2,314

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	000100	C	SFR	0		CPO	0.00	0.00	8.00	LT		1.00	1.00	0.70	150,000.00	105,000.00	840,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 840,000 Market: 0 Agricultural: 0 Common: 840,000 PRINTED 08/06/2024 BY SYS