LOT 29 N1/2 OF 30
IN OR 1082/1118 & OR 1570/989
AMELIA LIGHTHOUSE RESERVATION

RINTOUL JAMES N
162 S FLETCHER AVE
FERNANDINA BEACH, FL 32034

2024

00-00-31-1020-0029-0000

BUILDING CHARACTERISTICS

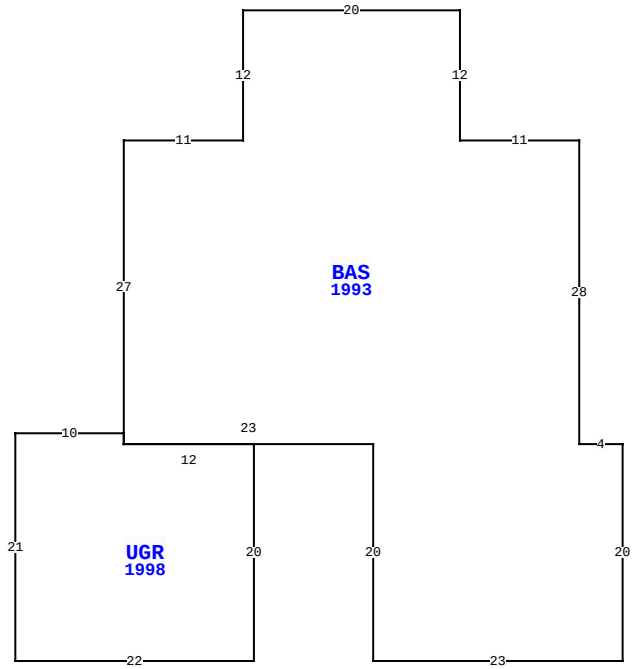
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 70
Interior Wall	06	CUST PANEL 30
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1051.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,876	100	1,876	279,612
UGR	450	45	202	30,108
TOTALS	2,326		2,078	309,719

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,078	115.5420	173.31	360,138	1947	1995	0	0	0	14.00	86.00

1 SFR CUST – 0% - 0 Heated Area: 1876 HX Base Yr



BLD DATE	01/06/2014 KK	LGL DATE	
XF DATE		LAND DATE	05/07/2024 MLU
INC DATE		AG DATE	

162 S FLETCHER AVE, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

PAGE 1 of 2 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	309,719
TOTAL MARKET OB/XF VALUE	7,831
TOTAL LAND VALUE - MARKET	1,039,500
TOTAL MARKET VALUE	1,357,050
SOH/AGL Deduction	28,184
ASSESSED VALUE	1,328,866
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,328,866
TOTAL JUST VALUE	1,357,050
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,248,984

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20132817	MTLROOF	4,000	12/13/2013
20110510	H/AC	1,500	04/08/2011
20100656	PATIO,SKYLT RMVL,	1,800	04/23/2010
20081647	AIR HANDLER REPLA	1,500	11/04/2008
20012729	REPLACED METER BA	1,000	01/03/2002
19983031	DECK & PATIO	2,000	01/20/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1570/0989	6/09/2008	WD	U	I	06	310,000
GRANTOR: RINTOUL ALEXANDER M &						
GRANTEE: RINTOUL JAMES N						
1082/1118	9/24/2002	PR	U	I	01	100
GRANTOR: RINTOUL JAMES N P/R F						
GRANTEE: RINTOUL JAMES N & A						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W11 N12 W20 S12 W11 S27 UGR=[YR=1998] W10 S21 E22 N20 W12 N1 $ S1 E23 S20 E23 N20 W4 N28 $.

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	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1947	1947	3	20	700	
2	0810	CONCRETE A	0	0	0	0	146.00	SF	6.50	6.50	100	1986	1986	3	49.5	470	
3	0810	CONCRETE A	0	0	20	20	400.00	SF	6.50	6.50	100	1995	1995	3	70	1,820	
4	0810	CONCRETE A	0	0	20	20	400.00	SF	6.50	6.50	100	1998	1998	3	75	1,950	
5	0810	CONCRETE A	0	0	4	10	40.00	SF	6.50	6.50	100	1998	1998	3	75	195	
6	0810	CONCRETE A	0	0	4	4	16.00	SF	6.50	6.50	100	1998	1998	3	75	78	
7	1242	WD DECK A	0	0	12	15	180.00	SF	4.00	4.00	100	1998	1998	3	20	144	
8	1241	WD DECK G	0	0	12	15	180.00	UT	15.53	15.53	100	1995	1995	3	23	643	
9	0810	CONCRETE A	0	0	20	11	220.00	SF	6.50	6.50	100	2010	2010	3	91	1,301	
10	0877	JACUZZI	0	0	0	0	1.00	UT	1,000.00	1,000.00	100	1995	1995	3	20	200	

TOTAL OB/XF 7,501

LAND DESCRIPTION

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	000120	C	SFR OCN FT	0	0006	R-3	63.00	266.00	63.00	FF		1.00	1.00	1.00	16,500.00	16,500.00	1,039,500							

REVIEW DATE 10/24/2019 BY DJA Total Acres: 0.00 Total Land Value: 1,039,500 Market: 0 Agricultural: 0 Common: 1,039,500 PRINTED 08/06/2024 BY SYS

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BLD DATE	01/06/2014	KK	LGL DATE
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NASSAU COUNTY PROPERTY

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NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,248,984

PERMIT NUM	DESCRIPTION	AMT	ISSUED
972455	LIGHT SWITCH & OU	500	01/06/1998
19972295	GARAGE	12,500	11/21/1997
10120	REPAIR/RRF	1,800	11/04/1996
959510	REMODEL	6,700	12/19/1995
5867	REPAIR/RRF	2,650	03/19/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
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GRANTOR: RINTOUL ALEXANDER M &						
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GRANTEE: RINTOUL JAMES N & A						

BUILDING NOTES

BUILDING DIMENSIONS

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
11	0462	ST/AL FNC	0	0	11	5	55.00	SF	10.00	10.00	100	2010	2010	3	60	330	

LAND DESCRIPTION

TOTAL OB/XF 330

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

REVIEW DATE 10/24/2019 BY DJA Total Acres: 0.00 Total Land Value: 1,039,500 Market: 0 Agricultural: 0 Common: 1,039,500 PRINTED 08/06/2024 BY SYS