



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 50
Interior Floor	14	CARPET 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

Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1052.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAL	156	15	23	6,674
BAS	1,029	100	1,029	298,595
FGR	529	55	291	84,442
FOP	24	30	7	2,031
FOP	99	30	30	8,706
FOP	170	30	51	14,800
FOP	326	30	98	28,438
FST	20	55	11	3,192
FUS	1,602	100	1,602	464,867
STR	84	10	8	2,321
TOTALS	4,171		3,176	921,610

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0504	FP-ELECTRI	0 100	0	0	1.00	UT	2,000.00	2,000.00
2	0855	CONC PAVER	0 100	0	0	1,250.00	SF	7.00	7.00
3	0855	CONC PAVER	0 100	0	0	144.00	SF	7.00	7.00
4	0861	POOL GUNIT	0 100	0	0	270.00	SF	85.00	85.00
5	0855	CONC PAVER	0 100	0	0	706.00	SF	7.00	7.00
6	0410	ELEVATOR	0 100	0	0	1.00	UT	12,000.00	12,000.00
7	0462	ST/AL FNC	0 100	0	0	440.00	SF	10.00	10.00
8	0820	WOOD WALK	0 100	203	4	812.00	SF	11.75	11.75

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000120	C	SFR OCN FT	100		R-2	50.00	290.00	50.00

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	12	3,176	198.4164	297.62	945,241	2017	2017	0	0	2.50	97.50
2 SFR CUST - 100% - 2018											
Heated Area: 2631											
HX Base Yr 2018											
** This building has 12 Sub-Areas											
2488 S FLETCHER AVE, FERNANDINA BEACH											

TOTAL OB/XF											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0504	FP-ELECTRI	0 100	0	0	1.00	UT	2,000.00	2,000.00	100	2017
2	0855	CONC PAVER	0 100	0	0	1,250.00	SF	7.00	7.00	100	2017
3	0855	CONC PAVER	0 100	0	0	144.00	SF	7.00	7.00	100	2017
4	0861	POOL GUNIT	0 100	0	0	270.00	SF	85.00	85.00	100	2017
5	0855	CONC PAVER	0 100	0	0	706.00	SF	7.00	7.00	100	2017
6	0410	ELEVATOR	0 100	0	0	1.00	UT	12,000.00	12,000.00	97	2017
7	0462	ST/AL FNC	0 100	0	0	440.00	SF	10.00	10.00	100	2017
8	0820	WOOD WALK	0 100	203	4	812.00	SF	11.75	11.75	100	1987

TOTAL OB/XF											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000120	C	SFR OCN FT	100		R-2	50.00	290.00	50.00	FF	1.00

NASSAU COUNTY PROPERTY											
PAGE 1 of 1											
VALUATION SUMMARY											
VALUATION BY						STANDARD					
Tax Group: 2						Tax Dist:					
BUILDING MARKET VALUE						921,610					
TOTAL MARKET OB/XF VALUE						54,650					
TOTAL LAND VALUE - MARKET						825,000					
TOTAL MARKET VALUE						1,801,260					
SOH/AGL Deduction						467,537					
ASSESSED VALUE						1,333,723					
TOTAL EXEMPTION VALUE						HX HB VX WX					
BASE TAXABLE VALUE						1,273,723					
TOTAL JUST VALUE						1,801,260					
NCON VALUE						0					
INCOME VALUE											
PREVIOUS YEAR MKT VALUE						1,685,493					

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20162079	SWIM POOL	34,550	08/01/2016
20160045	NEW CONSTR	321,072	01/11/2016
20152570	GARAGE	0	11/03/2015
8496	ADDITION	7,200	08/17/1994

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
2404/0756	10/22/2020	QC	U	I	11	100			
GRANTOR: SPANGLER REBECCA A									
GRANTEE: FREEMAN MEGAN R & K									
2009/0529	10/14/2015	WD	Q	I	01	785,000			
GRANTOR: HIGHBEAM INC									
GRANTEE: SPANGLER DAVID A &									

BUILDING NOTES											
BAS=[YR=2017] W8 N2 FOP=[YR=2017] N12 W30 S10 E17 S2 E13\$ W13 N2 W17 S35 E6 FGR=[YR=2017] S18 E23 N19 FOP=[YR=2017] E9 N11 FST=[YR=2017] N5 W4 S5 E4\$ W9 S11\$ N4 W23 S5\$ N5 E23 N7 E5 N5 E4 N14\$ PTR=E15 FOP=[YR=2017] E17 BAL=[YR=2017] E13 S9 UOP=[YR=2017] E4 N10 E4 S15 STR=[YR=2017] S13 FUS=[YR=2017] S18 W9 S18 W23 N14 FOP=[YR=2017] N4 W6 S4 UOP=[YR=2017] S13 E4 N13 W4\$ E6\$ N4 W6 N35 E17 S2 E13 S2 E1 S4 E3 S5 W5 S4 E9 \$ W9 N4 E5 N5 W3 N4 E7\$ W8 N5\$ S3 W13 N12\$ S10 W17 N10\$ W15\$.											