



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 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	1058.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	868	100	868	96,884
FEP	192	80	154	17,189
SFB	456	80	365	40,741
UOP	120	20	24	2,679
TOTALS	1,636		1,411	157,493

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0511	GARAGE CB-	0	100	17	28	476.00	SF	40.00	40.00	
2	0940	SHEDS/PORT	0	100	11	5	55.00	SF	30.00	30.00	
3	1123	CB 8"	0	100	0	0	172.00	SF	6.15	6.15	
4	0810	CONCRETE A	0	100	0	0	410.00	SF	6.50	6.50	
5	0855	CONC PAVER	0	100	0	0	1,636.00	SF	10.00	10.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000100	C	SFR	100		R-2	50.00	110.00	50.00	FF	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	1,411	112.3200	140.40	198,104	1942	1970	0	0	20.50	79.50
1 SNGL FAM - 100% - 2023 Heated Area: 1233 HX Base Yr 2023											
2453 S FLETCHER AVE, FERNANDINA BEACH											

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/20/2024
INC DATE		AG DATE	MLU

TOTAL OB/XF											
21,981											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		157,493	
TOTAL MARKET OB/XF VALUE		21,981	
TOTAL LAND VALUE - MARKET		525,000	
TOTAL MARKET VALUE		704,474	
SOH/AGL Deduction		469,447	
ASSESSED VALUE		235,027	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		185,027	
TOTAL JUST VALUE		704,474	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		659,677	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20052535	H/AC	5,000	08/26/2005
20052536	ELEC OTHER	1,000	08/26/2005
20011020	REPAIR/RRF	2,000	05/11/2001

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2550/1259	3/24/2022	WD	Q	I	01
GRANTOR: DEANGELIS STANLEY A					
GRANTEE: STRACK DENISE & RAY					
0788/0573	3/25/1997	WD	Q	I	
GRANTOR: LINDBERG RANDOLPH J &					
GRANTEE: DEANGELIS STANLEY A					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1993] W12 UOP=[YR=1993] W12 S10 E12 N10\$ S10 W12 S12 W4 S7 E4 S11 FEP=[YR=1993] S8 E24 N8 W24\$ E24 N40\$ PTR=E15 SFB=[YR=1993] E24 S19 W24 N19\$ W15\$.											