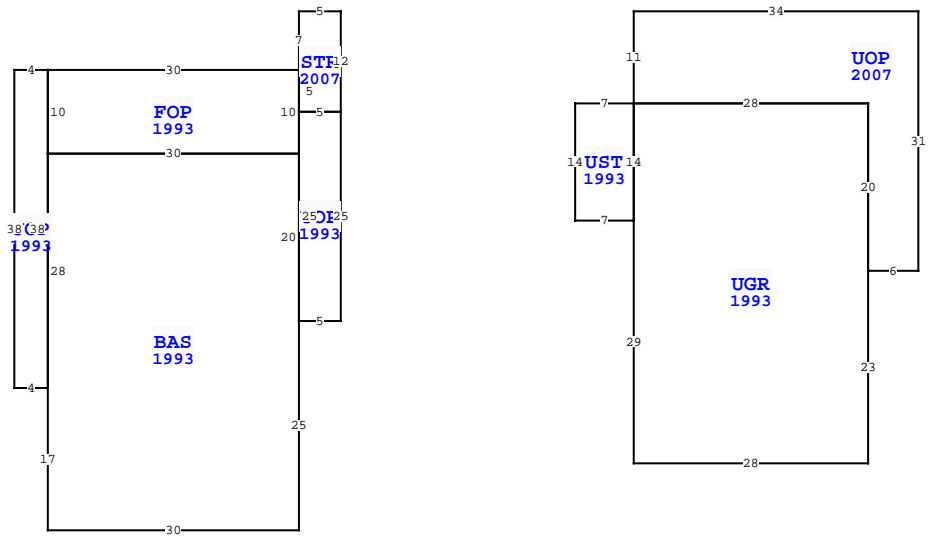


BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
Exterior Wall	05 AVERAGE 50
Exterior Wall	15 CONC BLOCK 50
Roof Structure	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	08 SHT VINYL 100
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	2.5 100
Frame	02 WOOD FRAME 100
Stories	1. 1. 100
Units	0 100
BUD8 Adjustme	02 DIST FB 100
Occupancy	00 NONE 100

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0500	01	2,186	104.3700	156.56	342,240	1969	1975	0	0	21.63	78.37		
1 SFR CUST - 100% - 2004 Heated Area: 1350 HX Base Yr 2004													



Quality	03 Quality Level 03			
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
BAS	1,350	100	1,350	165,640
FOP	300	30	90	11,042
STR	60	10	6	736
UGR	1,204	45	542	66,502
UOP	125	20	25	3,067
UOP	152	20	30	3,681
UOP	494	20	99	12,147
UST	98	45	44	5,399
TOTALS	3,783		2,186	268,213

2764 S FLETCHER AVE, FERNANDINA BEACH	BLD DATE	LGL DATE	05/07/2024	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

EXTRA FEATURES																
L N	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	0861	POOL GUNIT	0 100	16	32	512.00	SF	85.00	85.00	100	1980	1980	3	20	8,704	
2	0812	CONCRETE C	0 100	0	0	1,662.00	SF	4.00	4.00	100	1969	1969	3	20	1,330	
3	0820	WOOD WALK	0 100	0	0	320.00	SF	11.75	11.75	100	1980	1980	3	40	1,504	
4	0845	KOOL DECK	0 100	0	0	1,069.00	SF	7.25	7.25	100	1980	1980	3	32.5	2,519	

TOTAL OB/XF													
14,057													

LAND DESCRIPTION																								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	% 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	100		R-2	50.00	290.00	50.00	FF		1.00	1.00	1.00	16,500.00	16,500.00	825,000							

TOTAL OB/XF													
14,057													

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			268,213
TOTAL MARKET OB/XF VALUE			14,057
TOTAL LAND VALUE - MARKET			825,000
TOTAL MARKET VALUE			1,107,270
SOH/AGL Deduction			510,494
ASSESSED VALUE			596,776
TOTAL EXEMPTION VALUE	HX HB WX		55,000
BASE TAXABLE VALUE			541,776
TOTAL JUST VALUE			1,107,270
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			1,020,352

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20181215	DECK	46,152	04/11/2018
20121303	ROOF	6,812	07/02/2012
20102002	CHNGE SRVC	2,600	11/19/2010
20060716	REPAIR/RRF	800	04/06/2006
6000	REPAIR/RRF	3,600	05/30/1990

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1016/0351	10/26/2001	WD	Q	I		300,000
GRANTOR: DOAK JEROME R & DEBOR						
GRANTEE: KELLOGG ADDISON & D						
0979/0222	4/04/2001	PR	U	I	01	100
GRANTOR: DOAK MARY ISABEL ESTA						
GRANTEE: BOAK JEROME R & DEB						

BUILDING NOTES													
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BUILDING DIMENSIONS													
STR=[YR=2007] W5 S7 FOP=[YR=1993] W30 UOP=[YR=1993] W4 S38 E4													
BAS=[YR=1993] S17 E30 N25 UOP=[YR=1993] E5 N25 W5 S25\$ N20													
W30 S28\$ N38\$ S10 E30 N10\$ S5 E5 N12\$ PTR= E35 UOP=[YR=2007]													
E34 S31 W6 UGR=[YR=1993] S23 W28 N29 UST=[YR=1993] W7 N14 E7													
S14\$ N14 E28 S20\$ N20 W28 N11\$ W35\$.													