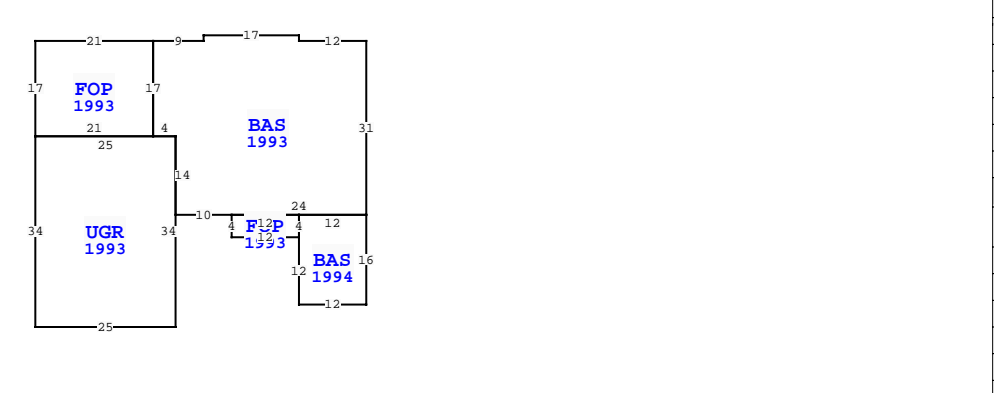




BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
Exterior Wall	16 WD FR STUC 60
Exterior Wall	05 AVERAGE 40
Roof Structure	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	12 HARDWOOD 70
Interior Floor	11 CLAY TILE 30
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	2 100
Bathrooms	2 100
Frame	02 WOOD FRAME 100
Stories	2. 2. 100
Units	0 100
BUD8 Adjustme	02 DIST FB 100

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0500	11	2,655	143.4470	215.17	571,276	1977	1985	0	0	0	18.10	81.90
1 SFR CUST - 0% - 2023 Heated Area: 2031 HX Base Yr												



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
BAS	1,139	100	1,139	200,720
BAS	192	100	192	33,835
FOP	48	30	14	2,467
FOP	140	30	42	7,401
FOP	357	30	107	18,856
FST	35	55	19	3,348
FUS	700	100	700	123,357
UGR	850	45	382	67,318
UOP	300	20	60	10,573
TOTALS	3,761		2,655	467,875

NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE	467,875		
TOTAL MARKET OB/XF VALUE	2,814		
TOTAL LAND VALUE - MARKET	1,402,500		
TOTAL MARKET VALUE	1,873,189		
SOH/AGL Deduction	0		
ASSESSED VALUE	1,873,189		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	1,873,189		
TOTAL JUST VALUE	1,873,189		
NCON VALUE	0		
INCOME VALUE	0		
PREVIOUS YEAR MKT VALUE	1,724,534		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B002149	REPAIR/RRF	5,500	02/10/2000
6853	REPAIR/RRF	3,000	01/03/1992

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2608/1250	12/15/2022	WD Q	Q	I	01	2,265,000
GRANTOR: MOBLEY-MARTINEZ TRACY						
GRANTEE: COASTAL DEVELOPMENT						
2608/1239	12/14/2022	TD U	U	I	11	100
GRANTOR: MOBLEY LYNN DIMOND RE						
GRANTEE: MOBLEY-MARTINEZ TRA						

EXTRA FEATURES 2890 S FLETCHER AVE, FERNANDINA BEACH

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	0500	FP-PRE FAB	0	0	0	1.00	UT	3,500.00	3,500.00	100	1977	1977	3	40	1,400	
2	0803	ASPHALT C	0	0	0	1,414.00	SF	2.00	2.00	100	1985	1985	3	50	1,414	

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		05/07/2024	MLU

BUILDING NOTES												
BUILDING DIMENSIONS												
BAS=[YR=1993] W12 N1 W17 S1 W9 FOP=[YR=1993] W21 S17 UGR=[YR=1993] S34 E25 N34 W25 \$ E21 N17 \$ S17 E4 S14 E10 FOP=[YR=1993] S4 E12 BAS=[YR=1994] S12 E12 N16 W12 S4 \$ N4 W12 \$ E24 N31 \$ PTR= N15 FUS=[YR=1993] N28 FST=[YR=1993] N7 W5 UOP=[YR=1993] N15 W20 S15 FOP=[YR=1993] S7 E20 N7 W20 \$ E20 \$ S7 E5 \$ W25 S28 E25 \$ S15 \$.												

LAND DESCRIPTION													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	DPH 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		R-2	100.00	290.00	100.00	FF		1.00	1.00	0.85	16,500.00	14,025.00	1,402,500								