



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100

Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC		1056.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,176	100	1,176	153,079
FCP	868	25	217	28,247
FOP	336	30	101	13,147
FST	308	55	169	21,999
TOTALS	2,688		1,663	216,472

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0810	CONCRETE A	0	0	0	0	1,448.00	SF	6.50	6.50	
2	1242	WD DECK A	0	0	30	8	240.00	SF	13.50	13.50	
3	1242	WD DECK A	0	0	0	0	109.00	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	0	0006	R-1	60.00	100.00	60.00	FF	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	1,663	119.7000	149.62	248,818	1997	1997	0	0	0 13.00	87.00
1 SNGL FAM - 0% - 2024											
Heated Area: 1176											
HX Base Yr											
28 42 28 8 42 8 BAS 1997 FOP 2013 11 31 28 11 31 FST 1997 FCP 1997											

1343 N FLETCHER AVE, FERNANDINA BEACH				XF DATE						LAND DATE	
				INC DATE						AG DATE	
UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES	
1,448.00	SF	6.50	6.50	100	1997	1997	3	73	6,871		
240.00	SF	13.50	13.50	100	2005	2005	3	24	778		
109.00	SF	10.00	10.00	100	2005	2005	3	24	262		

NASSAU COUNTY PROPERTY											
VALUATION SUMMARY										PAGE 1 of 1	
VALUATION BY										STANDARD	
Tax Group: 2										Tax Dist:	
BUILDING MARKET VALUE										216,472	
TOTAL MARKET OB/XF VALUE										7,911	
TOTAL LAND VALUE - MARKET										459,000	
TOTAL MARKET VALUE										683,383	
SOH/AGL Deduction										0	
ASSESSED VALUE										683,383	
TOTAL EXEMPTION VALUE										0	
BASE TAXABLE VALUE										683,383	
TOTAL JUST VALUE										683,383	
NCON VALUE										0	
INCOME VALUE											
PREVIOUS YEAR MKT VALUE										674,060	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
BLDR-2024-0006		30,612	01/24/2024
10353-B	NEW CONSTR	66,240	03/05/1997

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
2648/1176	6/16/2023	WD	Q	I	01	735,000			
GRANTOR: NAZWORTH JOSEPH E & B									
GRANTEE: STALEY LARRY A & KA									
2023/0725	1/08/2016	QC	U	I	11	100			
GRANTOR: NAZWORTH LIVING TRUST									
GRANTEE: NAZWORTH JOSEPH E &									

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1997] W42 S28 FOP=[YR=2013] S8 E42 N8 W42\$ E42 N28\$ PTR= E15 FST=[YR=1997] E11 FCP=[YR=1997] E31 S28 W31 N28\$ S28 W11 N28\$ W15\$.											