



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms	3	100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units	0	100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	OWNER OCC 100

Quality	02	Quality Level 02
DOR CODE	0800	MULTI-FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1041.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
APT	884	100	884	116,787
DCK	88	10	9	1,189
FOP	156	30	47	6,210
HXB	650	100	650	85,873
HXU	324	55	178	23,516
HXY	324	15	49	6,474

TOTALS	2,426		1,817	240,046
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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
1	0476	VF 6 SBPL	0	100	0	0			150.00	LF 32.00	2007	2007	3 72
2	0479	VF PICKET	0	100	0	0			24.00	LF 10.00	2007	2007	3 72
3	1242	WD DECK A	0	100	7	4			28.00	SF 11.00	2008	2008	3 35
4	1243	WD DECK F	0	100	22	4			88.00	SF 3.20	2009	2009	3 40
5	0476	VF 6 SBPL	0	100	0	0			12.00	LF 32.00	2011	2011	3 81

LAND DESCRIPTION													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND
1	000800	C	MULTI-FAM	100	0006	R-2	50.00	100.00	50.00	FF		1.00	1.00

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
2700	01	1,817	118.7500	148.44	269,715	1940	2000	0	0	0	11.00	89.00	
1 DUPLEX - 54% - 2024 Heated Area: 1534 HX Base Yr 2024													
534 N FLETCHER AVE 1&2, FERNANDINA BEACH													
BLD DATE XE DATE INC DATE LGL DATE LAND DATE AG DATE 05/22/2024 MLU													

TOTAL OB/XF													
4,161													

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY		PAGE 1 of 1	
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		240,046	
TOTAL MARKET OB/XF VALUE		4,161	
TOTAL LAND VALUE - MARKET		350,000	
TOTAL MARKET VALUE		594,207	
SOH/AGL Deduction		0	
ASSESSED VALUE		594,207	
TOTAL EXEMPTION VALUE		HX HB SX 100,000	
BASE TAXABLE VALUE		494,207	
TOTAL JUST VALUE		594,207	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		534,587	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20111023	REMODEL	300	06/22/2011
20110641	XFOB	500	04/27/2011
20110637	REMODEL	8,000	04/26/2011
20110181	REMODEL	1,000	02/07/2011
20101134	REMODEL	2,000	07/13/2010
20070365	XFOB	2,000	02/27/2007

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2546/1671	2/19/2022	PR U	I	I	11	100
GRANTOR: BASSETT WENDY OLIVA D						
GRANTEE: OLIVA LAURA ESTES L						
1683/0133	6/11/2010	PR U	I	I	12	175,000
GRANTOR: WALKER ELIZABETH J ES						
GRANTEE: BASSETT WENDY O						

BUILDING NOTES													
BUILDING DIMENSIONS													
APT=[YR=1993;ORIG=-26,25] S34 E26 N8 N26 W26 \$													
HXB=[YR=1993;ORIG=0,0] W26 S25 E26 N25 \$													
HXU=[YR=1994;ORIG=-26,0] W12 S27 E12 N27 \$													
HXY=[YR=2011;ORIG=10,0] S27 E12 N27 W12 \$													
FOP=[YR=2007;ORIG=-26,59] S6 E26 N6 W26 \$													
DCK=[YR=2010;ORIG=0,51] E4 N22 W4 S22 \$													
PTR=[ORIG=0,0] E10 W10 \$													
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