

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD	CD	CONSTRUCTION
Exterior Wall	12	CEDAR	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	11	SLATE	100
Interior Wall	05	DRYWALL	100
Interior Floo	11	CLAY TILE	70
Interior Floo	14	CARPET	30
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		4	100
Frame	02	WOOD FRAME	100
Stories	2.	2.	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	2,651	127.7760	191.66	508,091	1993	1993	0	0	15.00	85.00		
1 SFR CUST - 100% - 2024 Heated Area: 2149 HX Base Yr 2024													

2117 S FLETCHER AVE, FERNANDINA BEACH

L	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	0811	CONCRETE B	0	100	0	591.00	SF	5.20	5.20	100	1993	1993	3	66	2,028	
2	0810	CONCRETE A	0	100	0	63.00	SF	6.50	6.50	100	1993	1993	3	66	270	
3	0810	CONCRETE A	0	100	0	36.00	SF	6.50	6.50	100	1993	1993	3	66	154	

LAND DESCRIPTION																									
L	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R	D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	SFR				R-2	47.00	110.00	47.00	FF		1.00	1.00	0.95	7,000.00	6,650.00	312,550							

NASSAU COUNTY PROPERTY				PAGE 1 of 1	2
VALUATION SUMMARY					
VALUATION BY				STANDARD	
Tax Group: 2				Tax Dist:	
BUILDING MARKET VALUE				431,877	
TOTAL MARKET OB/XF VALUE				2,452	
TOTAL LAND VALUE - MARKET				312,550	
TOTAL MARKET VALUE				746,879	
SOH/AGL Deduction				0	
ASSESSED VALUE				746,879	
TOTAL EXEMPTION VALUE				HX HB 50,000	
BASE TAXABLE VALUE				696,879	
TOTAL JUST VALUE				746,879	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				705,455	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20120581	H/AC	4,000	04/09/2012
20120462	REPL SLID DOOR	1,400	03/20/2012
B032914	REMODEL	10,000	04/15/2003
7857	DEMOLITION	3,000	08/16/1993
7870	NEW CONSTR	75,300	08/03/1993

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2143/0920	8/29/2017	WD	Q	I	01	600,000

GRANTOR: O'KEEFE JOHN W
GRANTEE: PARKS TODD STANLEY
1625/0028 9/19/2008 WD U I 27 390,000
GRANTOR: PRUDENTIAL RELOCATION
GRANTEE: O'KEEFE JOHN W

BUILDING NOTES
BAS=[YR=1993] W12 S10 W9 N10 W13 S27 UOP=[YR=1993] S19 E10 FOP=[YR=1993] E12 N6 W12 S6\$ N19 W10\$ E10 S13 E24 N40\$ PTR=E15 FOP=[YR=1993] E13 SFB=[YR=1993] E9 FCP=[YR=1993] E12 S13 FGR=[YR=1993] S27 W10 N6 W2 N21 E12\$ W12N13\$ S34 E2 S6 W2 UOP=[YR=1993] S6 W12 N6 FOP=[YR=1993] N5 E8 S5 W8\$ E12\$ W4 N5W8 N8 FGR=[YR=1993] W10 N22 E13 S22 W3\$ E3 N27\$ S5 W13 N5\$ W15\$ PTR= N10 FUS=[YR=1993] N14 E12 N16 W34 S16 UOP=[YR=1993] S14 E10 N14 W10\$ E10 S14 E12\$ S10\$.