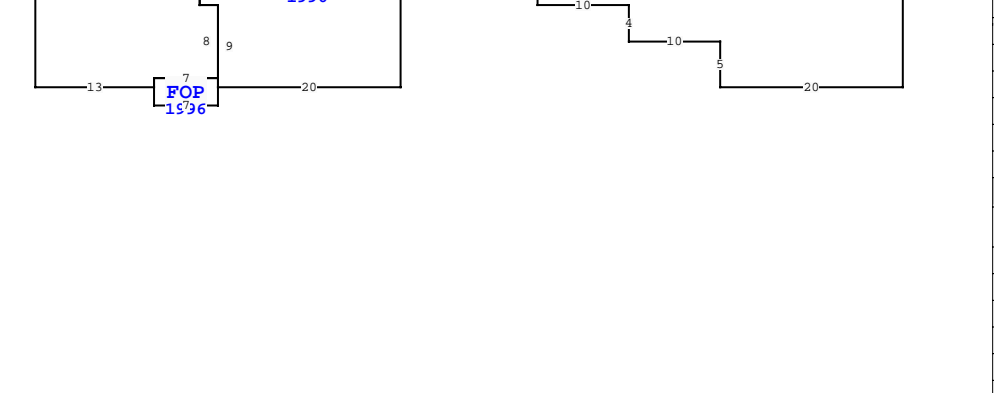


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	16	WD FR STUC	50
Exterior Wall	17	CB STUCCO	50
Roof Structure	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	70
Interior Floor	11	CLAY TILE	30
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	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	3,067	123.1512	184.73	566,567	1996	2002	0	0	10.50	89.50		
1 SFR CUST - 0% - 0 Heated Area: 2693 HX Base Yr													



Quality		Quality Level 06	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC 1052.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	SUBAREA MARKET VALUE
BAS	1,067	100	176,411
BAS	16	100	2,646
BAS	210	100	34,720
FGR	466	55	42,325
FOP	21	30	992
FOP	260	30	12,896
FST	50	55	4,629
FUS	1,400	100	231,467
STR	64	10	992
TOTALS	3,554		507,077

NASSAU COUNTY PROPERTY				PAGE 1 of 1	2
VALUATION SUMMARY					
VALUATION BY		STANDARD			
Tax Group: 2		Tax Dist:			
BUILDING MARKET VALUE		507,077			
TOTAL MARKET OB/XF VALUE		8,225			
TOTAL LAND VALUE - MARKET		990,000			
TOTAL MARKET VALUE		1,505,302			
SOH/AGL Deduction		0			
ASSESSED VALUE		1,505,302			
TOTAL EXEMPTION VALUE		0			
BASE TAXABLE VALUE		1,505,302			
TOTAL JUST VALUE		1,505,302			
NCON VALUE		0			
INCOME VALUE					
PREVIOUS YEAR MKT VALUE		1,392,737			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20071628	H/AC	3,000	08/29/2007
B959224	NEW CONSTR	102,975	07/28/1995
B959134	DEMOLITION	6,000	06/08/1995

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2724/764	7/11/2024	WD	U	I	11	100
GRANTOR: ROSS WILLIAM L						
GRANTEE: ROSS WILLIAM L LIVI						
2288/1050	7/03/2019	WD	Q	I	01	1,217,000
GRANTOR: RUSSELL JERRY K						
GRANTEE: ROSS WILLIAM L						

EXTRA FEATURES 2180 S FLETCHER AVE, FERNANDINA BEACH  
 BLD DATE 06/11/2007 DJ LGL DATE 05/07/2024 MLU  
 XF DATE 06/11/2007 DJ LAND DATE  
 INC DATE AG DATE

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	0504	FP-ELECTRI	0	0	0	1.00	UT	2,000.00	2,000.00	100	1996	1996	3	79	1,580	
2	0812	CONCRETE C	0	0	0	1,582.00	SF	4.00	4.00	100	1996	1996	3	72	4,556	
3	0810	CONCRETE A	0	0	6	18.00	SF	6.50	6.50	100	1996	1996	3	72	84	
4	0825	BRICK	0	0	0	171.00	SF	12.50	12.50	100	1996	1996	3	91	1,945	
5	1127	BRICK 8"	0	0	3	12.00	SF	5.50	5.50	100	1996	1996	3	91	60	

BUILDING NOTES			
BUILDING DIMENSIONS			
FST=[YR=1996] W5 BAS=[YR=2006] W21 BAS=[YR=1996] W14 S45 E13 FOP=[YR=1996] S2 E7 N2 FGR=[YR=1996] E20 N22 W22 S13 E2 S9\$ N1 W7 S1\$ N1 E7 N8 W2 N13 E22 N13 W26 N10\$ S10 E21 N10\$ S10 B5 N10\$ PTR=E15 FUS=[YR=1996] S36E10S4E10S5E20N24 STR=[YR=2006] E4N16BAS=[YR=2006] N4W4S4E4\$ W4S16\$N11FOP=[YR=2006] N10W26S10E26\$ W26N10W14\$ W15\$.			

LAND DESCRIPTION																	TOTAL OB/XF					8,225				
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	0		R-2	50.00	250.00	50.00	FF		1.00	1.00	1.20	16,500.00	19,800.00	990,000									