



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	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	07	SPECIAL 100
Stories		1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	01
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NEIGHBORHOOD/LOC	1050.00
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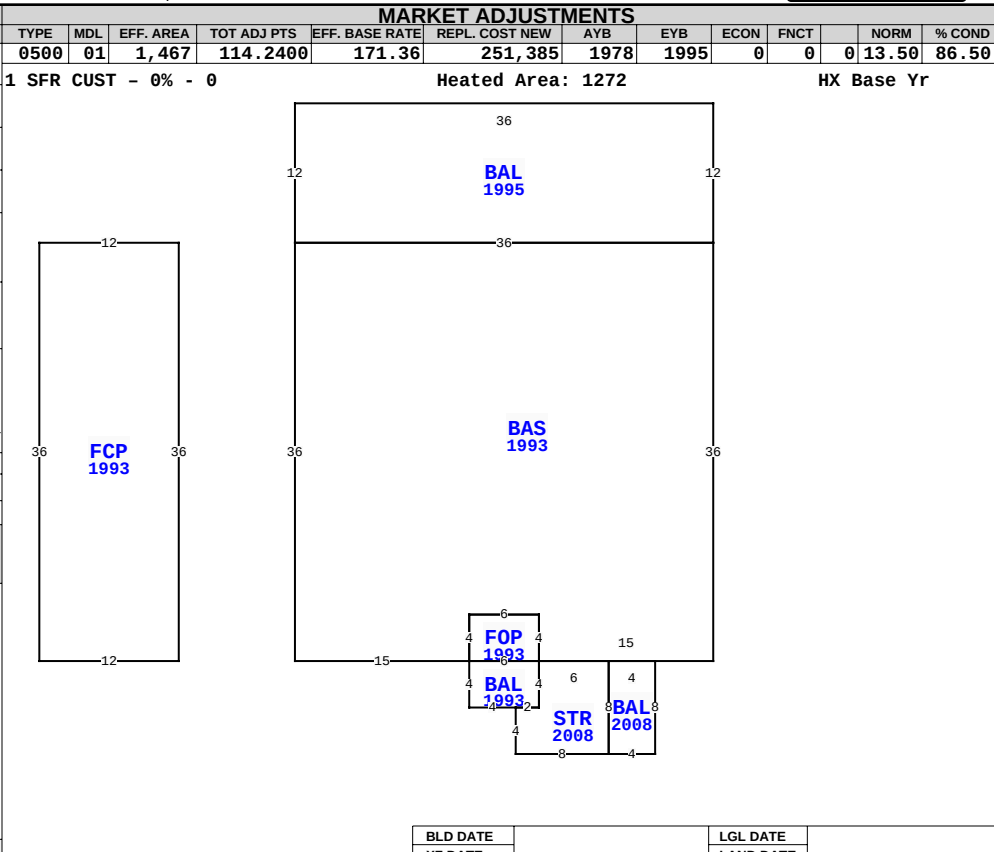
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAL	24	15	4	593
BAL	432	15	65	9,634
BAL	32	15	5	741
BAS	1,272	100	1,272	188,544
FCP	432	25	108	16,009
FOP	24	30	7	1,038
STR	56	10	6	889
TOTALS	2,272		1,467	217,448

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	OB/XF MKT VALUE	NOTES
1	0810	CONCRETE A	0	0	0	108.00	SF	6.50	6.50	100	1978	1978	3	29	204	
2	0810	CONCRETE A	0	0	58	754.00	SF	6.50	6.50	100	1978	1978	3	29	1,421	
3	0416	DUNEWALKS	0	0	76	304.00	SF	15.00	15.00	100	1995	1995	3	20	912	
4	0961	H-SHUTTERS	0	0	0	3.00	UT	800.00	800.00	100	2005	2005	3	96	2,304	

LAND DESCRIPTION

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	0006	R-1	50.00	125.00	50.00	FF		1.00	1.00	1.00	16,000.00	16,000.00	800,000							



1336 N FLETCHER AVE, FERNANDINA BEACH

BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE

TOTAL OB/XF

TOTAL OB/XF	4,841
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NASSAU COUNTY PROPERTY				PAGE 1 of 1	2
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE				217,448	
TOTAL MARKET OB/XF VALUE				4,841	
TOTAL LAND VALUE - MARKET				800,000	
TOTAL MARKET VALUE				1,022,289	
SOH/AGL Deduction				202,891	
ASSESSED VALUE				819,398	
TOTAL EXEMPTION VALUE				0	
BASE TAXABLE VALUE				819,398	
TOTAL JUST VALUE				1,022,289	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				912,664	

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0288/0319	2/01/1979	WD	Q	I		68,500
GRANTOR:						
GRANTEE:						
0286/0156	2/01/1979	WD	Q	I		32,600
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS	
BAL=[YR=1995] W36 S12 BAS=[YR=1993] S36 E15 BAL=[YR=1993] S4 E4 STR=[YR=2008] S4 E8 BAL=[YR=2008] E4 N8 W4 S8\$ N8 W6 S4 W2\$ E2 N4 FOP=[YR=1993] N4W6 S4 E6\$ W6\$ N4 E6 S4 E15 N36 W36\$ E36 N12\$ PTR=W46S12 FCP=[YR=1993] W12 S36 E12 N36\$N12E46\$.	