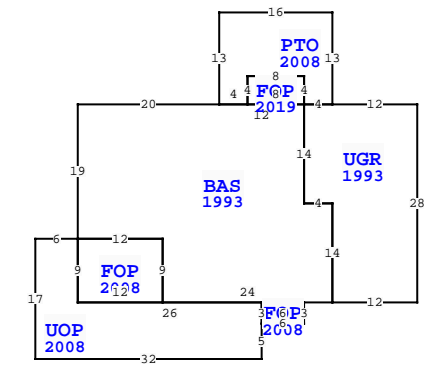
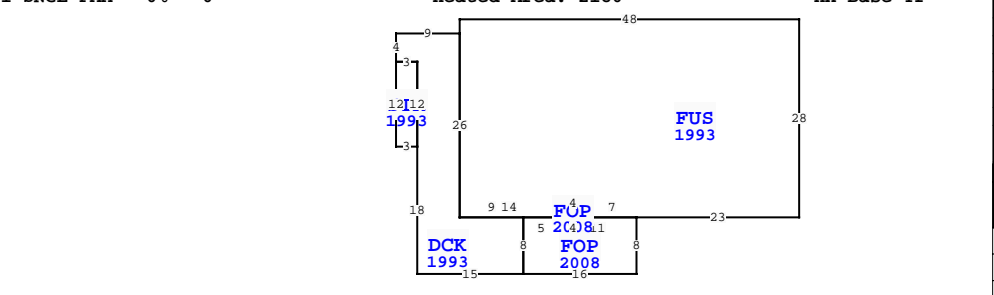




ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 50
Exterior Wall	12	CEDAR 50
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 80
Interior Floor	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
BUDS 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	
0900	01	2,547	107.8560	134.82	343,387	1982	1990		0	0	16.00	84.00



** This building has 12 Sub-Areas

BLD DATE	03/21/2014	KK	LGL DATE
XF DATE			LAND DATE
INC DATE			AG DATE

1341 N FLETCHER AVE, FERNANDINA BEACH

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	844	100	844	95,582
DCK	288	10	29	3,284
FOP	8	30	2	227
FOP	18	30	5	566
FOP	108	30	32	3,624
FOP	128	30	38	4,303
FOP	32	30	10	1,132
FUS	1,336	100	1,336	151,301
PTO	176	5	9	1,019
STR	36	10	4	453
TOTALS	3,676		2,547	288,445

NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE			288,445
TOTAL MARKET OB/XF VALUE			2,556
TOTAL LAND VALUE - MARKET			450,000
TOTAL MARKET VALUE			741,001
SOH/AGL Deduction			162,824
ASSESSED VALUE			578,177
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			578,177
TOTAL JUST VALUE			741,001
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			727,990

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20210741	REPAIR/RRF	0	10/19/2021
20060926	REPAIR/RRF	1,320	04/28/2006
20060522	REPAIR/RRF	3,522	03/14/2006
20060056	REMODEL	1,600	01/11/2006
20053122	REMODEL	1,000	12/07/2005
20051450	REPAIR/RRF	3,000	03/23/2005

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2108/1419	3/17/2017	WD	U	I	11	100
GRANTOR: FORD LYNDA F						
GRANTEE: LYNDA F FORD TRUST						
2057/0881	7/09/2016	QC	U	I	11	100
GRANTOR: FORD TOMMY J						
GRANTEE: FORD TOMMY J & LYNDA						

BLDING NOTES	

BUILDING DIMENSIONS	
FUS=[YR=1993;ORIG=-54] N2 E48 S28 W23 W7 N2 W4 S2 W14 N26 \$	
BAS=[YR=1993;ORIG=-28,0] W20 S19 E12 S9 E24 N14 W4 N14 W12 \$	
UGR=[YR=1993;ORIG=0,0] W12 W4 S14 E4 S14 E12 N28 \$	
UOP=[YR=2008;ORIG=-48,19] W6 S17 E32 N5 N3 W26 N9 \$	
DCK=[YR=1993;ORIG=0,-20] N18 N12 W3 N4 E9 S26 E9 S8 W15 \$	
PTO=[YR=2008;ORIG=-12,0] N13 W16 S13 E4 N4 E8 S4 E4 \$	
FOP=[YR=2008;ORIG=31,-28] S8 W16 N8 E5 E11 \$	
FOP=[YR=2008;ORIG=-48,19] S9 E12 N9 W12 \$	
STR=[YR=1993;ORIG=0,-38] W3 N12 E3 S12 \$	
FOP=[YR=2019;ORIG=-16,0] N4 W8 S4 E8 \$	
FOP=[YR=2008;ORIG=-22,31] E6 N3 W6 S3 \$	
FOP=[YR=2008;ORIG=20,-28] N2 E4 S2 W4 \$	

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	0811	CONCRETE B	0	0	0	0	986.00	SF	5.20	5.20	100	1982	1982	3	38	1,948	
2	0810	CONCRETE A	0	0	0	0	246.00	SF	6.50	6.50	100	1982	1982	3	38	608	

LAND DESCRIPTION															TOTAL OB/XF									
L N	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		0	0006	R-1	200.00	80.00	200.00	FF	1.00	1.00	0.25	9,000.00	2,250.00	450,000							