



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 70
Exterior Wall	21	STONE 30
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 70
Interior Floor	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms	2	100
Frame	07	SPECIAL 100
Stories	3.	100
Units	0	100
Occupancy	00	NONE 100

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
BAL	56	15	8	1,020
BAL	870	15	130	16,576
BAS	1,054	100	1,054	134,393
FST	77	55	42	5,355
FUS	846	100	846	107,872
STR	64	10	6	765
STR	64	10	6	765
UGR	977	45	440	56,103
UOP	870	20	174	22,186
TOTALS	4,878		2,706	345,035

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0500	FP-PRE FAB	0	100	0	1.00	UT	3,500.00	
2	0855	CONC PAVER	0	100	0	1,588.00	SF	7.00	
3	1241	WD DECK G	0	100	4	36.00	UT	15.53	
4	1242	WD DECK A	0	100	11	55.00	SF	10.50	
5	0861	POOL GUNIT	0	100	30	450.00	SF	85.00	
6	0855	CONC PAVER	0	100	0	650.00	SF	7.00	
7	0100	BAR-B-Q	0	100	0	1.00	UT	1,000.00	
8	0875	HOT TUB	0	100	0	1.00	UT	2,400.00	

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	100	0006	R-1	50.00	140.00	50.00

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,706	120.7584	150.95	408,471	1990	2000	0	0	15.53	84.47
1 SNGL FAM - 100% - 2012											
Heated Area: 1900											
HX Base Yr 2012											
1411 N FLETCHER AVE, FERNANDINA BEACH											

TOTAL OB/XF											
30,378											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		345,035	
TOTAL MARKET OB/XF VALUE		30,378	
TOTAL LAND VALUE - MARKET		450,000	
TOTAL MARKET VALUE		825,413	
SOH/AGL Deduction		447,713	
ASSESSED VALUE		377,700	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		327,700	
TOTAL JUST VALUE		825,413	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		812,624	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20120711	LOW VLT SECURITY	1,498	04/23/2012
20112190	REMODEL	10,000	12/09/2011
20111618	MECH OTHER	450	09/15/2011
20111555	REMODEL	500	09/07/2011
20111154	REMODEL	2,500	07/14/2011
20110348	REPAIR/RRF	2,000	03/11/2011

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1744/0770	6/24/2011	CT	U	I	18
GRANTOR: CLERK OF COURT					
GRANTEE: THE BANK OF NEW YOR					
1731/0646	3/17/2011	WD	U	I	11
GRANTOR: THE BANK OF NEW YORK					
GRANTEE: LANGLEY CHARLES G &					

BUILDING NOTES									
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BUILDING DIMENSIONS									
UGR=[YR=2008] W31S23 FST=[YR=1993] S11E7 N11W7\$ E7S11E24N34\$ PTR=N15 UOP=[YR=2010] N10W3 BAS=[YR=1993] N34W31 S34E31\$ W31N34E31S34E3N42 BAL=[YR=2008] N4W14 STR=[YR=2008] W16S4E16 N4\$ S4E14\$ W37S52E3 STR=[YR=2008] S10E10N4W6N6W4\$ E34\$ S15\$ PTR= N15E10 BAL=[YR=2008] E37N10W16 FUS=[YR=1993] N16E13N18W31S34E18\$ W18N34E31S34E3N42W37S52\$ W10 S15\$.									