



BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
Exterior Wall	10 ABOVE AVG 70
Exterior Wall	23 REINF CONC 30
Roof Structure	08 IRREGULAR 100
Roof Cover	11 SLATE 100
Interior Wall	05 DRYWALL 90
Interior Wall	06 CUST PANEL 10
Interior Floor	12 HARDWOOD 80
Interior Floor	11 CLAY TILE 20
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	4 100
Bathrooms	3.5 100
Frame	07 SPECIAL 100
Stories	3. 100
Units	0 100

Quality	06 Quality Level 06
DOR CODE	0100 SINGLE FAMILY
MAP NUM	MKT AREA 01

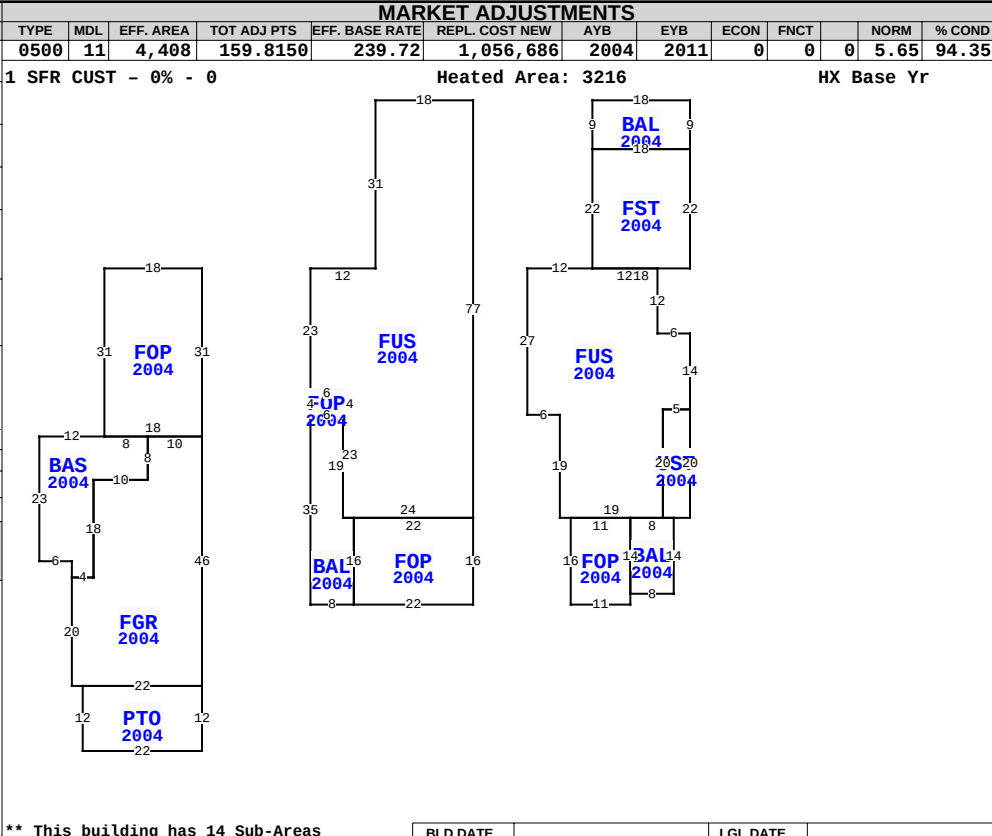
NEIGHBORHOOD/LOC	1056.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAL	112	15	17	3,845
BAL	162	15	24	5,428
BAL	242	15	36	8,142
BAS	322	100	322	72,829
FGR	920	55	506	114,445
FOP	24	30	7	1,583
FOP	176	30	53	11,987
FOP	352	30	106	23,974
FOP	558	30	167	37,771
FST	396	55	218	49,306
TOTALS	6,522		4,408	996,983

EXTRA FEATURES	
L N	OB/XF CODE

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	0500	FP-PRE FAB	0	0	0	0	2.00	UT	3,500.00	3,500.00	100	2004	2004	3	88	6,160	
2	0877	JACUZZI	0	0	0	0	1.00	UT	1,000.00	1,000.00	100	2004	2004	3	22	220	
3	0810	CONCRETE A	0	0	14	22	308.00	SF	6.50	6.50	100	2004	2004	3	84	1,682	
4	0810	CONCRETE A	0	0	4	6	24.00	SF	6.50	6.50	100	2004	2004	3	84	131	
5	1244	WD DECK EX	0	0	0	0	406.00	SF	18.50	18.50	100	2004	2004	3	36	2,704	
6	1241	WD DECK G	0	0	3	7	21.00	UT	13.23	13.23	100	2004	2004	3	36	100	

LAND DESCRIPTION	
L N	USE CODE
1	000100



1553 N FLETCHER AVE, FERNANDINA BEACH

BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE
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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			996,983
TOTAL MARKET OB/XF VALUE			10,997
TOTAL LAND VALUE - MARKET			800,000
TOTAL MARKET VALUE			1,807,980
SOH/AGL Deduction			443,860
ASSESSED VALUE			1,364,120
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			1,364,120
TOTAL JUST VALUE			1,807,980
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			1,413,619

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20120869	HARDIE SIDING	10,200	05/11/2012
20033808	NEW CONSTR	420,000	09/11/2003

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2384/1178	8/15/2020	QC	U	I	11	100
GRANTOR: CUNDY SCOTT TURNER &						
GRANTEE: CUNDY SCOTT T & JO						
2353/0921	4/08/2020	WD	Q	I	01	1,378,000
GRANTOR: NALL LEONARD R & NATA						
GRANTEE: CUNDY SCOTT TURNER						

BUILDING NOTES	
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BUILDING DIMENSIONS	
FOP=[YR=2004] W18 S31 BAS=[YR=2004] W12 S23 E6 S3	
FGR=[YR=2004] S20 E2 PTO=[YR=2004] S12 E22 N12 W22\$ E22 N46	
W10 S8 W10 S18 W4\$ E4 N18 E10 N8 W8\$ E18 N31\$ PTR=E20	
FUS=[YR=2004] E12 N31 E18 S77 FOP=[YR=2004] S16 W22	
BAL=[YR=2004] W8 N35 FOP=[YR=2004] N4 E6 S4 W6\$ E6 S19 E2	
S16\$ N16 E22\$ W24 N23 W6 N23\$ W20\$ PTR=E60 FUS=[YR=2004] E12	
FST=[YR=2004] N22 BAL=[YR=2004] N9 E18 S9 W18\$ E18 S22 W18\$	
E12 S12 E6 S14 UST=[YR=2004] S20 W3 BAL=[YR=2004] S14 W8	
FOP=[YR=2004] S2 W11 N16 E11 S14\$ N14 E8\$ W2 N20 E5\$ W5 S20	
W19 N19 W6 N27\$ W60\$.	

LAND DESCRIPTION				TOTAL OB/XF										10,997										
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	000100	C	SFR	0	0006	R-1	50.00	150.00	50.00	FF		1.00	1.00	1.00	16,000.00	16,000.00	800,000							