



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 50
Exterior Wall	16	WD FR STUC 50
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 90
Interior Wall	02	WALL BD/WD 10
Interior Floo	03	CONC FINSH 50
Interior Floo	13	LVT/LAMNT 50
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
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	1056.00
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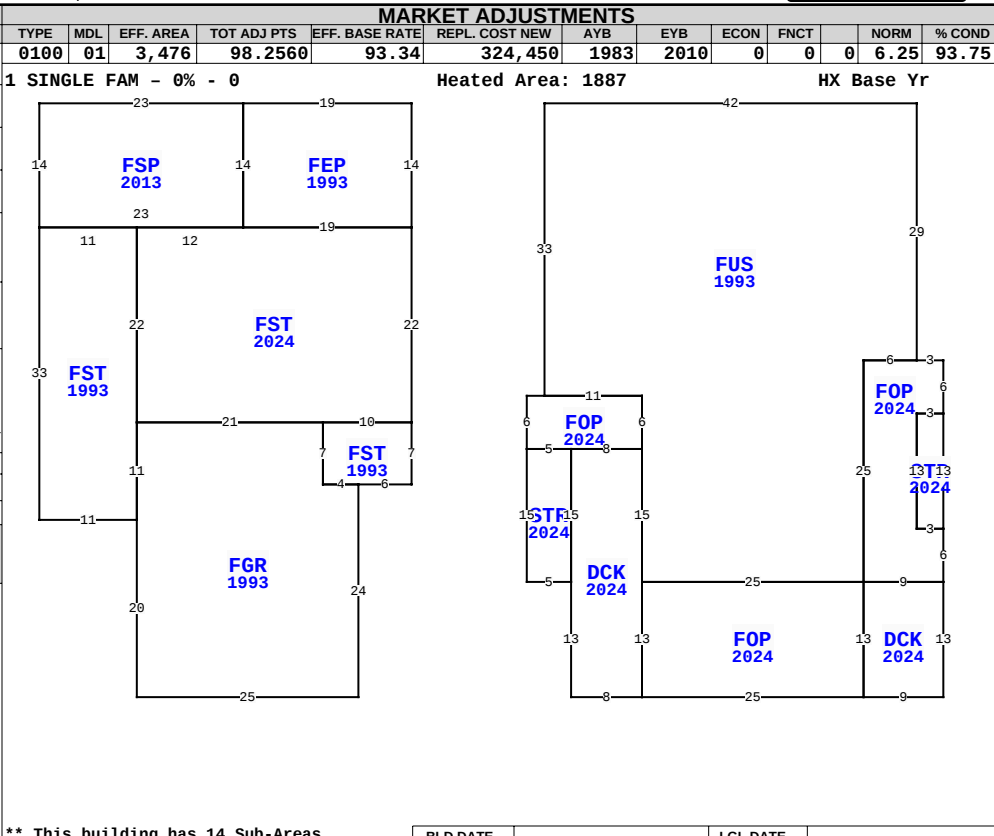
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
DCK	117	10	12	1,050
DCK	224	10	22	1,925
FEP	266	80	213	18,638
FGR	747	55	411	35,965
FOP	78	30	23	2,013
FOP	186	30	56	4,900
FOP	325	30	98	8,575
FSP	322	40	129	11,288
FST	70	55	38	3,325
FST	363	55	200	17,501
TOTALS	5,381		3,476	304,172

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	0	1,102.00	SF	6.50	6.50	100	1983	1983	3	41	2,937	
2	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1983	1983	3	54	1,890	
3	0810	CONCRETE A	0	0	0	0	889.00	SF	6.50	6.50	100	1983	1983	3	41	2,369	
4	1242	WD DECK A	0	0	0	0	937.00	SF	13.50	13.50	100	2003	2003	3	21	2,656	
5	1242	WD DECK A	0	0	0	0	64.00	SF	10.00	10.00	100	2003	2003	3	21	134	
6	1076	TRELLIS A	0	0	13	8	104.00	SF	7.50	7.50	100	2000	2000	3	25	195	
7	0855	CONC PAVER	0	0	0	0	521.00	SF	7.00	7.00	100	2003	2003	3	83	3,027	

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	000100	C	SFR		0	0006	R-1	100.00	150.00	100.00	FF	1.00	1.00	0.80	9,000.00	7,200.00	720,000							



** This building has 14 Sub-Areas

1659 N FLETCHER AVE, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY		STANDARD	
VALUATION BY	Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE			304,172
TOTAL MARKET OB/XF VALUE			13,208
TOTAL LAND VALUE - MARKET			720,000
TOTAL MARKET VALUE			1,037,380
SOH/AGL Deduction			178,241
ASSESSED VALUE			859,139
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			859,139
TOTAL JUST VALUE			1,037,380
NCON VALUE			37,016
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			989,257

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20222420	REMODEL	216,500	09/06/2022
20121833	RE-ROOF	12,800	09/05/2012
20033057	XFOB	8,000	05/07/2003
B9610123	REMODEL	1,000	11/07/1996
B8991	REPAIR/RRF	3,400	04/10/1995

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2384/0741	8/13/2020	WD	Q	I	01
GRANTOR:RENAUD MARY J TRUST					SALE PRICE
GRANTEE:HERNDON SCOTT L					666,000
2128/1212	4/25/2017	QC	U	I	11
GRANTOR:RENAUD PHILIP F & MAR					100
GRANTEE:MARY J RENAUD TRUST					

BUILDING NOTES

BUILDING DIMENSIONS	
FUS=[YR=1993;ORIG=15,0]	E42 S29 W6 S25 W25 N15 N6 W11 N33 \$
FGR=[YR=1993;ORIG=-31,47]	S20 E25 N24 W4 N7 W21 S11 \$
FST=[YR=2024;ORIG=-31,14]	E12 E19 S22 W10 W21 N22 \$
FST=[YR=1993;ORIG=-42,14]	S33 E11 N11 N22 W11 \$
FOP=[YR=2024;ORIG=26,54]	E25 S13 W25 N13 \$
FSP=[YR=2013;ORIG=-19,0]	W23 S14 E23 N14 \$
FEP=[YR=1993;ORIG=0,0]	W19 S14 E19 N14 \$
DCK=[YR=2024;ORIG=18,39]	E8 S15 S13 W8 N13 N15 \$
FOP=[YR=2024;ORIG=51,29]	E6 E3 S6 W3 S13 E3 S6 W9 N25 \$
DCK=[YR=2024;ORIG=51,54]	E9 S13 W9 N13 \$
FOP=[YR=2024;ORIG=13,33]	E2 E11 S6 W8 W5 N6 \$
STR=[YR=2024;ORIG=13,39]	E5 S15 W5 N15 \$