



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 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

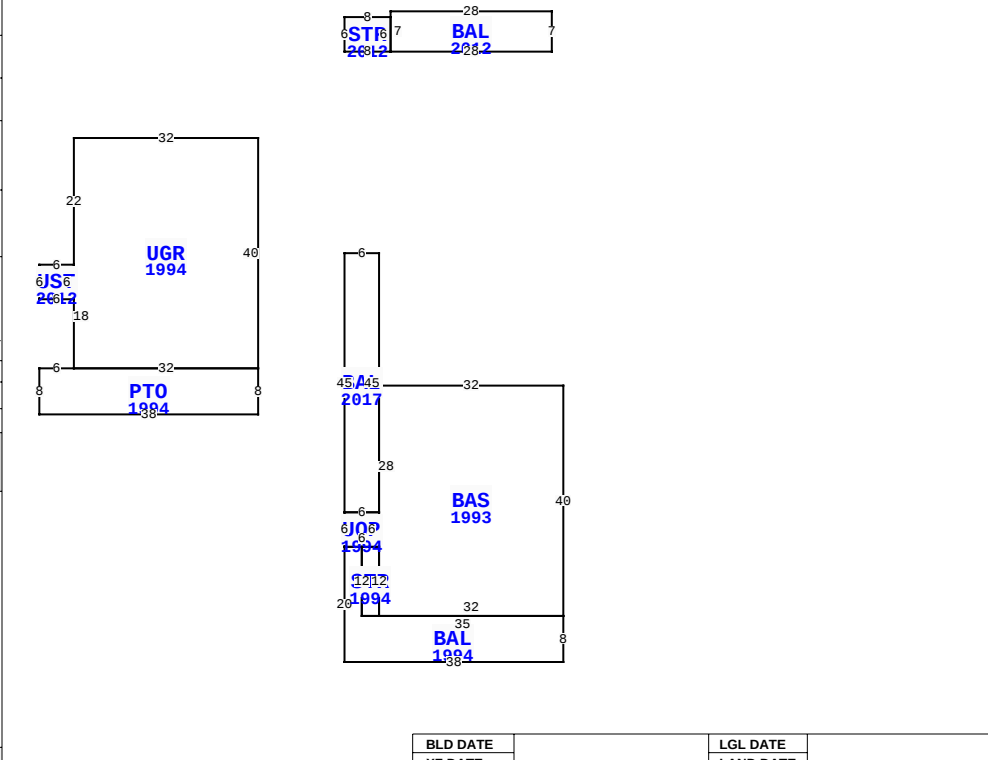
Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1056.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAL	340	15	51	6,850
BAL	196	15	29	3,896
BAL	270	15	40	5,373
BAS	1,280	100	1,280	171,928
PTO	304	5	15	2,015
STR	36	10	4	538
STR	48	10	5	672
UGR	1,280	45	576	77,368
UOP	36	20	7	940
UST	36	45	16	2,149
TOTALS	3,826		2,023	271,727

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0855	CONC PAVER	0 100	0	0	2,086.00	SF	7.00	
2	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	
3	0810	CONCRETE A	0 100	70	2	140.00	SF	6.50	

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	CONSV
1	000100	C	SFR	100	0006	R-1	50.00	150.00	

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0900	01	2,023	120.7360	150.92	305,311	1981	2001	0	0	0 11.00	89.00	
1 SNGL FAM - 100% - 2022												
Heated Area: 1280												
HX Base Yr 2022												



1729 N FLETCHER AVE, FERNANDINA BEACH	BLD DATE	LGL DATE
	XF DATE	LAND DATE
	INC DATE	AG DATE

TOTAL OB/XF												
16,205												

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 2
VALUATION BY			STANDARD
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		425,727	
TOTAL MARKET OB/XF VALUE		16,205	
TOTAL LAND VALUE - MARKET		450,000	
TOTAL MARKET VALUE		891,932	
SOH/AGL Deduction		173,580	
ASSESSED VALUE		718,352	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		668,352	
TOTAL JUST VALUE		891,932	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		873,165	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20172742	2NDSTYDECK	8,000	09/01/2017
20132784	REPAIR/RRF	1,800	12/10/2013
20121219	H/AC	2,800	06/22/2012
20041387	REPAIRS TO DECK	6,000	07/30/2004
20011228	RE-ROOF	4,000	05/30/2001

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
2470/0917	6/14/2021	WD	Q	I	02
GRANTOR: BELL ROBERT G & VIBEK					
GRANTEE: PENDLETON PATRICIA					
1892/1090	11/29/2013	WD	Q	I	02
GRANTOR: BOYD ROY J JR					
GRANTEE: BELL ROBERT G & VIB					

BUILDING NOTES									
BUILDING DIMENSIONS									
UGR=[YR=1994] W32S22 UST=[YR=2012] W6S6E6 N6\$ S18									
PTO=[YR=1994] W6S8E38N8W32\$ E32N40\$ PTR=E15 S20 BAL=[YR=2017]									
S45 UOP=[YR=1994] S6 BAL=[YR=1994] S20E38 N8 BAS=[YR=1993]									
N40 W32 S28 STR=[YR=1994] W3 S12 E3 N12\$ S12 E32 \$ W35 N12									
W3\$ E6 N6 W6\$ E6 N45 W6\$ W15 N20\$ PTR=E15N15 STR=[YR=2012] E8									
BAL=[YR=2012] E28N7W28S7\$ N6W8S6\$ S15W15\$.									

PENDLETON PATRICIA M
1729 N FLETCHER AV
FERNANDINA BEACH, FL 32034

00-00-31-1401-007A-0151

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