



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 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	2 100	
Bathrooms	2 100	
Frame	07	SPECIAL 100
Stories	2. 100	
Units	0 100	
BUD8 Adjustme	02	DIST FB 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
BAS	1,203	100	1,203	152,659
UCP	506	20	101	12,817
UST	90	45	40	5,076

TOTALS	1,799	1,344	170,551
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EXTRA FEATURES												
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0810	CONCRETE A	0	0	18	43	774.00	SF	6.50	6.50	100	1976
2	0810	CONCRETE A	0	0	34	24	816.00	SF	6.50	6.50	100	1976
3	0810	CONCRETE A	0	0	25	4	100.00	SF	6.50	6.50	100	1976
4	1241	WD DECK G	0	0	20	16	320.00	UT	15.53	15.53	100	2001
5	1241	WD DECK G	0	0	8	12	96.00	UT	15.53	15.53	100	2001
6	1241	WD DECK G	0	0	10	10	100.00	UT	15.53	15.53	100	2001
7	1241	WD DECK G	0	0	23	4	92.00	UT	11.50	11.50	100	2001
8	1242	WD DECK A	0	0	4	4	16.00	SF	10.00	10.00	100	2001
9	1242	WD DECK A	0	0	4	15	60.00	SF	10.00	10.00	100	2008

LAND DESCRIPTION												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT
1	000100	C	SFR	0	0006	R-1	111.00	150.00	111.00	FF		1.00

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,344	121.2120	151.52	203,643	1976	1986	0	0	0	16.25	83.75
1 SNGL FAM - 0% - 0 Heated Area: 1203 HX Base Yr												
12 11 19 16 15 16 20 26 36 BAS 1993 23 23 21 6 15 15 23 UCP 1993												

1741 N FLETCHER AVE, FERNANDINA BEACH				BLD DATE		03/24/2014		KK		LGL DATE		
				XF DATE						LAND DATE		
				INC DATE						AG DATE		
UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES		
774.00	SF	6.50	6.50	100	1976	1976	3	27	1,358			
816.00	SF	6.50	6.50	100	1976	1976	3	27	1,432			
100.00	SF	6.50	6.50	100	1976	1976	3	27	176			
320.00	UT	15.53	15.53	100	2001	2001	3	29	1,441			
96.00	UT	15.53	15.53	100	2001	2001	3	29	432			
100.00	UT	15.53	15.53	100	2001	2001	3	29	450			
92.00	UT	11.50	11.50	100	2001	2001	3	29	307			
16.00	SF	10.00	10.00	100	2001	2001	3	20	32			
60.00	SF	10.00	10.00	100	2008	2008	3	35	210			

TOTAL OB/XF												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT
1	000100	C	SFR	0	0006	R-1	111.00	150.00	111.00	FF		1.00

NASSAU COUNTY PROPERTY												
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VALUATION SUMMARY												
VALUATION BY						STANDARD						
Tax Group: 2						Tax Dist:						
BUILDING MARKET VALUE						170,551						
TOTAL MARKET OB/XF VALUE						5,838						
TOTAL LAND VALUE - MARKET						599,400						
TOTAL MARKET VALUE						775,789						
SOH/AGL Deduction						162,256						
ASSESSED VALUE						613,533						
TOTAL EXEMPTION VALUE						0						
BASE TAXABLE VALUE						613,533						
TOTAL JUST VALUE						775,789						
NCON VALUE						0						
INCOME VALUE												
PREVIOUS YEAR MKT VALUE						767,970						

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2024-0146	REBUILD DECK	35,000	04/18/2024
20080215	XFOB	15,000	02/13/2008
20033934	REPAIR/RRF	3,000	08/31/2004
2003957	REMODEL	11,000	09/14/2000
20003730	XFOB	2,000	08/17/2000
20003555	XFOB	2,500	07/24/2000

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2577/1045	12/15/2021	QC	U	I	11	100	
GRANTOR: COKER HANNAH C							
GRANTEE: GRYMES ELIZABETH A							
0919/0566	2/08/2000	WD	U	I		205,000	
GRANTOR: BUIE GEORGE A III & B							
GRANTEE: COKER HANNAH C & EL							

BUILDING NOTES												

BUILDING DIMENSIONS												
BAS=[YR=1993] W19 N1 W11 S1 W12 S36 E26 N20 E16 N16\$ PTR=E20												
UCP=[YR=1993] E23 S1UST=[YR=1993] E6 S15 W6 N15\$ S21 W23 N22\$ W20\$.												

OTHER ADJUSTMENTS AND NOTES												