



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	07	ASB SHNGLE 50
Exterior Wall	23	REINF CONC 50
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 80
Interior Floor	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	2	100
Frame	03	MASONRY 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
NEIGHBORHOOD/LOC 1051.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAL	624	15	94	14,263
FEP	154	80	123	18,663
FST	72	55	40	6,070
FUS	672	100	672	101,967
SFB	336	80	269	40,817
STR	24	10	2	303
UGR	264	45	119	18,056
TOTALS	2,146		1,319	200,139

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	0	496.00	SF	6.50	6.50	100	1970
2	0810	CONCRETE A	0	0	25	4	SF	6.50	6.50	100	1997
3	0416	DUNEWALKS	0	0	80	4	SF	15.00	15.00	100	1997
4	1243	WD DECK F	0	0	0	56.00	SF	8.00	8.00	100	1997

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000120	C	SFR OCN FT	0	0006	R-1	75.00	150.00	75.00	FF	1.00

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	01	1,319	118.1440	177.22	233,753	1955	2000	0	0	14.38	85.62
1 SFR CUST - 0% - 0											
Heated Area: 941 HX Base Yr											
1382 S FLETCHER AVE, FERNANDINA BEACH											
BLD DATE: 05/07/2024 MLU											

NASSAU COUNTY PROPERTY				PAGE 1 of 1	2
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		200,139			
TOTAL MARKET OB/XF VALUE		2,202			
TOTAL LAND VALUE - MARKET		1,237,500			
TOTAL MARKET VALUE		1,439,841			
SOH/AGL Deduction		13,601			
ASSESSED VALUE		1,426,240			
TOTAL EXEMPTION VALUE		0			
BASE TAXABLE VALUE		1,426,240			
TOTAL JUST VALUE		1,439,841			
NCON VALUE		19,565			
INCOME VALUE					
PREVIOUS YEAR MKT VALUE		1,299,904			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
BLDR-2024-0001		15,000	01/26/2024
20222395	RMDL KIT 2 BATH	64,500	08/01/2022
20111896	REPIPE FIXTURES	1,500	10/20/2011
20070024	METER CAN & MAST	0	01/05/2007
20062013	H/AC	5,600	08/29/2006
6754	REPAIR/RRF	2,200	09/30/1991

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2372/1416	7/01/2020	TD	U	I	11	100	
GRANTOR: MURPHY GEORGE M LIVIN							
GRANTEE: 1382 SOUTH FLETCHER							
1746/1603	7/05/2011	WD	U	I	30	100	
GRANTOR: MURPHY GEORGE M							
GRANTEE: MURPHY GEORGE M & B							

BUILDING NOTES											
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BUILDING DIMENSIONS											
SFB=[YR=1993] W12 FST=[YR=1993] W12 S6 UGR=[YR=1993] S22 E12 N22 W12 \$ E12 N6\$ S28 E12 N28\$ PTR= E15 FUS=[YR=1993] S28E24N28W1 FEP=[YR=1993] N2 BAL=[YR=1997] E6N5 STR=[YR=1997] E6N4W6S4\$ N14W29S7W4 S23W4S12E8N28E23S5 \$ N5W22S7 E22\$W23\$W15\$.											