



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	11	SLATE 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		5.5 100
Frame	03	MASONRY 100
Stories	3.	3. 100
Units		0 100

Quality	04	Quality Level 04
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
BAS	884	100	884	557,483
FGR	1,032	55	568	358,202
FOP	54	30	16	10,090
FOP	75	30	22	13,874
FOP	117	30	35	22,072
FOP	539	30	162	102,164
FOP	575	30	172	108,470
FST	36	55	20	12,613
FUS	1,285	100	1,285	810,368
FUS	2,210	100	2,210	1,393,708
TOTALS	6,997		5,425	3,421,207

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	22	5,425	435.6752	653.51	3,545,292	2015	2015	0	0	3.50	96.50
2 SFR CUST - 0% - 2024											
Heated Area: 4379											
HX Base Yr											
** This building has 13 Sub-Areas											
1544 S FLETCHER AVE, FERNANDINA BEACH											

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0504	FP-ELECTRI	0	0	0	0	2.00	UT	2,000.00	2,000.00	
2	0855	CONC PAVER	0	0	0	0	1,884.00	SF	7.00	7.00	
3	0855	CONC PAVER	0	0	0	0	308.00	SF	7.00	7.00	
4	0416	DUNEWALKS	0	0	4	104	416.00	SF	15.00	15.00	
5	0810	CONCRETE A	0	0	0	0	56.00	SF	3.25	3.25	
6	0861	POOL GUNIT	0	0	0	0	364.00	SF	85.00	85.00	
7	0462	ST/AL FNC	0	0	0	0	1,220.00	SF	10.00	10.00	
8	1242	WD DECK A	0	0	0	0	28.00	SF	10.00	10.00	
9	0409	ELEVATOR R	0	0	0	0	1.00	UT	10,200.00	10,200.00	

1544 S FLETCHER AVE, FERNANDINA BEACH										BLD DATE	05/07/2024	MLU
										INC DATE		
										LAND DATE		
										AG DATE		
UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES		
2.00	UT	2,000.00	2,000.00	100	2015	2015	3	97	3,880			
1,884.00	SF	7.00	7.00	100	2015	2015	3	95	12,529			
308.00	SF	7.00	7.00	100	2015	2015	3	95	2,048			
416.00	SF	15.00	15.00	100	1996	1996	3	20	1,248			
56.00	SF	3.25	3.25	100	2015	2015	3	95	173			
364.00	SF	85.00	85.00	100	2015	2015	3	78	24,133			
1,220.00	SF	10.00	10.00	100	2015	2015	3	78	9,516			
28.00	SF	10.00	10.00	100	2015	2015	3	70	196			
1.00	UT	10,200.00	10,200.00	100	2015	2015	3	100	10,200			

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	120.00	150.00	120.00	FF	1.00

TOT DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1.00	1.00	1.00	16,500.00	16,500.00	1,980,000							

NASSAU COUNTY PROPERTY											
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VALUATION SUMMARY											
VALUATION BY						STANDARD					
Tax Group: 2						Tax Dist:					
BUILDING MARKET VALUE						3,421,207					
TOTAL MARKET OB/XF VALUE						63,923					
TOTAL LAND VALUE - MARKET						1,980,000					
TOTAL MARKET VALUE						5,465,130					
SOH/AGL Deduction						0					
ASSESSED VALUE						5,465,130					
TOTAL EXEMPTION VALUE						0					
BASE TAXABLE VALUE						5,465,130					
TOTAL JUST VALUE						5,465,130					
NCON VALUE						0					
INCOME VALUE											
PREVIOUS YEAR MKT VALUE						5,132,398					

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20150166	SWIM POOL	36,000	01/27/2015
20140605	NEW CONSTR	1,200,320	03/28/2014
20140564	NEW CONSTR	0	03/25/2014
20140043	DEMOLITION	0	01/08/2014
20061985	REMODEL	2,675	08/25/2006
969757	NEW CONSTR	7,000	04/16/1996

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2614/1067	1/19/2023	WD	Q	I	01	6,450,000	
GRANTOR: ROBERTS THOMAS HUGH I							
GRANTEE: LOVEY'S PROPERTY HO							
2614/1065	12/21/2022	QC	U	I	11	100	
GRANTOR: LOGAN-FLORIDA HOLDING							
GRANTEE: ROBERTS THOMAS HUGH							

BUILDING NOTES											
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BUILDING DIMENSIONS											
FOP=[YR=2015] W54 FGR=[YR=2015] W16 S40 E4 N2 E10 S2 E4 N2 E10 S2 E6 FOP=[YR=2015] E6 UOP=[YR=2015] S5 E15 N5 BAS=[YR=2015] E5 N10 PTO=[YR=2015] E10 N4 W10 S4\$ N22 W15 N3 W15 S1 W14 S7 E16 S9 FST=[YR=2015] W2 S9 E4 N9 W2\$ E2 S9 E6 S4 UST=[YR=2015] S5 E15 N5 W15\$ E15 S5\$ W15\$ N9 W6 S9\$ N9 W4 N9 E2 N9 W16 N13\$ S6 E14 N1 E15 S3 E15 S18 E10 N26\$ PTR=E15 FUS=[YR=2015] E16 FOP=[YR=2015] N4 E54 S12 W25 N3 W15 S1 W14 N6\$ S6 E14 N1 E15 S3 E25 S18 W9 S14 W5 FOP=[YR=2015] W15 S2 W6 N7 E21 S5\$ N5 W21 S5 W35 N40\$ W15 \$ PTR=E15 S70 FUS=[YR=2015] E5N5E9N6 FOP=[YR=2015] N5E15S5W15\$ E15S11E5N5 E4S5E6S17W5S10W5N2W4N3W5S6W10 N3W5S2W5N10W5N17\$ N70 W15\$.											