



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 50
Exterior Wall	23	REINF CONC 50
Roof Structure	03	GABLE/HIP 100
Roof Cover	07	CONC TILE 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 80
Interior Floor	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	04	REIN CONC 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	76	15	11	1,350
BAS	1,085	100	1,085	133,162
FOP	32	30	10	1,227
FOP	310	30	93	11,414
FUS	1,085	100	1,085	133,162
STR	64	10	6	736
UOP	352	20	70	8,591
UST	28	45	13	1,595
TOTALS	3,032		2,373	291,240

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	67.00	SF	6.50	6.50	100	1956
2	0416	DUNEWALKS	0	0	123	4		15.00	15.00	100	2004
3	0810	CONCRETE A	0	0	0	1,074.00	SF	6.50	6.50	100	1993
4	0810	CONCRETE A	0	0	0	458.00	SF	6.50	6.50	100	1999

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	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,373	114.1700	142.71	338,651	1956	1995	0	0	14.00	86.00
1 SNGL FAM - 0% - 2024 Heated Area: 2170 HX Base Yr											
1720 S FLETCHER AVE, FERNANDINA BEACH											
BLD DATE: 05/07/2024 MLU											

TOTAL OB/XF											
8,610											

NASSAU COUNTY PROPERTY											
VALUATION SUMMARY											PAGE 1 of 1 2
VALUATION BY											STANDARD
Tax Group: 2											Tax Dist:
BUILDING MARKET VALUE											291,240
TOTAL MARKET OB/XF VALUE											8,610
TOTAL LAND VALUE - MARKET											1,237,500
TOTAL MARKET VALUE											1,537,350
SOH/AGL Deduction											0
ASSESSED VALUE											1,537,350
TOTAL EXEMPTION VALUE											0
BASE TAXABLE VALUE											1,537,350
TOTAL JUST VALUE											1,537,350
NCON VALUE											0
INCOME VALUE											
PREVIOUS YEAR MKT VALUE											1,467,901

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20101154	H/AC	3,000	07/15/2010
20101115	ELEC OTHER	350	07/08/2010
20040777	XFOB	2,000	04/22/2004
7619	REMODEL	76,000	04/02/1993
4543	REPAIR/RRF	1,200	10/27/1987

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
2687/450	12/29/2023	WD	U	I	16	1,200,000			
GRANTOR:WAY ROBERT FRANKLIN									
GRANTEE:WAYWOOD LLC									
2687/448	12/29/2023	WD	U	I	16	1,200,000			
GRANTOR:WAY MARY ANN									
GRANTEE:WAYWOOD LLC									

BUILDING NOTES											
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BUILDING DIMENSIONS											
UOP=[YR=2010] W38S10 BAS=[YR=1993] W2 S31 E14 FOP=[YR=1993] S4 E8 N4 W8 \$ E21 N31 W33\$ E31 UST=[YR=2010] W7N4E7S4\$ N4E7N6\$ PTR= E15 FOP=[YR=1993] S10 FUS=[YR=1993] W2 S31 E35N31 BAL=[YR=2010] E4 STR=[YR=2010] S9E8N7W4N2W4\$ E4N4 W4N6W6S10 E2\$ W33\$ E31N10W31\$ W15\$.											