



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 50
Exterior Wall	17	CB STUCCO 50
Roof Structure	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floor	12	HARDWOOD 70
Interior Floor	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	5	100
Bathrooms	3	100
Frame	03	MASONRY 100
Stories	2.	2. 100
Units	0	100
BUD\$ Adjustme	02	DIST FB 100

Quality	06	Quality Level 06
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	204	15	31	8,749
BAS	2,092	100	2,092	590,396
BAS	128	100	128	36,124
BAS	858	100	858	242,141
FOP	120	30	36	10,160
FOP	144	30	43	12,136
FOP	196	30	59	16,650
FST	384	55	211	59,548
PT0	144	5	7	1,976
STR	32	10	3	847
TOTALS	4,936		3,739	1,055,206

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0416	DUNEWALKS	0	0	4	119	476.00	SF	15.00	15.00	
2	0810	CONCRETE A	0	0	0	0	225.00	SF	6.50	6.50	
3	0855	CONC PAVER	0	0	44	41	1,804.00	SF	12.50	12.50	
4	0409	ELEVATOR R	0	0	0	0	1.00	UT	10,200.00	10,200.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
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
0500	12	3,739	211.9905	317.99	1,188,965	1962	2000	0	0	11.25	88.75
1 SFR CUST - 0% - 2023											
Heated Area: 3078											
HX Base Yr											

** This building has 12 Sub-Areas	BLD DATE	LGL DATE	05/07/2024	MLU
1756 S FLETCHER AVE, FERNANDINA BEACH	XF DATE	LAND DATE		
	INC DATE	AG DATE		

L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0416	DUNEWALKS	0	0	4	119	476.00	SF	15.00	15.00	100	1994	1994	3	20	1,428	
2	0810	CONCRETE A	0	0	0	0	225.00	SF	6.50	6.50	100	1962	1962	3	20	293	
3	0855	CONC PAVER	0	0	44	41	1,804.00	SF	12.50	12.50	100	2006	2006	3	87	19,619	
4	0409	ELEVATOR R	0	0	0	0	1.00	UT	10,200.00	10,200.00	100	2018	2018	3	100	10,200	

TOTAL OB/XF											
31,540											

NASSAU COUNTY PROPERTY											
PAGE 1 of 1											
VALUATION SUMMARY											
VALUATION BY						STANDARD					
Tax Group: 2						Tax Dist:					
BUILDING MARKET VALUE						1,055,206					
TOTAL MARKET OB/XF VALUE						31,540					
TOTAL LAND VALUE - MARKET						1,237,500					
TOTAL MARKET VALUE						2,324,246					
SOH/AGL Deduction						0					
ASSESSED VALUE						2,324,246					
TOTAL EXEMPTION VALUE						0					
BASE TAXABLE VALUE						2,324,246					
TOTAL JUST VALUE						2,324,246					
NCON VALUE						0					
INCOME VALUE						0					
PREVIOUS YEAR MKT VALUE						2,164,857					

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20181250	INTREM	184,628	04/16/2018
20150564	DECK	2,500	03/17/2015
20150055	REMODEL	65,000	01/12/2015
20110463	H/AC	3,700	03/31/2011
20010560	REMODEL	1,000	03/29/2001
10383	REMODEL	2,800	03/18/1997

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2581/1072	8/02/2022	WD	Q	I	01	2,775,000	
GRANTOR:DAVIS WILLIAM S & KAT							
GRANTEE:QUINN THOMAS R JR &							
2461/1129	5/07/2021	WD	Q	I	01	2,300,000	
GRANTOR:COVEY FAMILY TRUST							
GRANTEE:DAVIS WILLIAM S & K							

BUILDING NOTES											
BAS=[YR=2022] W8 BAS=[YR=2022] W20 FST=[YR=1993] W16 S24											
UGR=[YR=1993] S27 PT0=[YR=1994] S4 E36 N4 W36 \$ E22 N27 W22 \$											
E16 N24 \$ S24 E6 S27 E14 N51\$ S16 E8 N16\$ PTR= E15 N8											
FOP=[YR=2019] S8BAS=[YR=1993] S16E8 S35 FOP=[YR=2019] S6 E26											
N2 E2 STR=[YR=2019] S4 E8 N4 W8\$ E8 N4 W36\$ E36N35 E8N1											
STR=[YR=2019] E4 N10 BAL=[YR=2019] N13 W23 FOP=[YR=1993] W15											
S8 E15 N8\$ S8 E19 S5 E4\$ W4 S10\$ N15 W52\$ E18 N8 W18\$ W15S8\$.											