



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 70
Exterior Wall	17	CB STUCCO 30
Roof Structure	02	SHED 100
Roof Cover	04	BUILT-UP 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		4 100
Frame	03	MASONRY 100
Stories	3.	3. 100
Units		0 100

Quality	01	Quality Level 01
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	176	15	26	12,244
BAS	1,331	100	1,331	626,799
FGR	529	55	291	137,039
FOP	45	30	14	6,593
FOP	70	30	21	9,889
FOP	299	30	90	42,383
FOP	390	30	117	55,098
FST	25	55	14	6,593
FST	25	55	14	6,593
FST	85	55	47	22,133
TOTALS	7,950		6,125	2,884,405

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0855	CONC PAVER	0	0	0	0	2,414.00	SF	10.00
2	0855	CONC PAVER	0	0	0	0	573.00	SF	10.00
3	0861	POOL GUNIT	0	0	0	0	353.00	SF	170.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000120	C	SFR OCN FT	0	0006	R-1	75.00	195.00	75.00

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	22	6,125	317.1226	475.68	2,913,540	2021	2021	0	0	1.00	99.00
1 SFR CUST - 0% - 2023											
Heated Area: 5300											
HX Base Yr											

** This building has 15 Sub-Areas											
1848 S FLETCHER AVE, FERNANDINA BEACH											
BLD DATE											
XF DATE											
INC DATE											
LGL DATE											
LAND DATE											
AG DATE											
05/07/2024 MLU											

NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		2,884,405	
TOTAL MARKET OB/XF VALUE		86,582	
TOTAL LAND VALUE - MARKET		1,237,500	
TOTAL MARKET VALUE		4,208,487	
SOH/AGL Deduction		0	
ASSESSED VALUE		4,208,487	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		4,208,487	
TOTAL JUST VALUE		4,208,487	
NCON VALUE		0	
INCOME VALUE		0	
PREVIOUS YEAR MKT VALUE		3,967,729	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20190447	SWIM POOL	0	12/10/2019
20190404	NEW CONSTR	0	07/11/2019

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2599/1977	10/31/2022	WD	Q	I	01	4,850,000
GRANTOR: TAGOLE LLC						
GRANTEE: HUSTED TOSKA & SCOT						
2207/0545	7/02/2018	WD	Q	V	01	985,000
GRANTOR: WHITAKER ROBERT F LIV						
GRANTEE: TAGOLE LLC						

BUILDING NOTES									
BAS=[YR=2021] W27 FOP=[YR=2021] W23 S13 E23 N13\$ S13W23S13									
FGR=[YR=2021] S23 E23 FOP=[YR=2021] E9N5W9S5\$ N23W23\$									
E23S18E11 N1 FST=[YR=2021] E5N5E11N5 W12S5W4S5\$ N5E4N5E12									
N33\$ PTR= E10 UOP=[YR=2021] E28S12E30S33W8 FUS=[YR=2021] S8									
STR=[YR=2021] W14S4 FST=[YR=2021] S5E5N5W5\$ E14N4\$ W14S9									
E5N5E9S11W50N49 E24 FOP=[YR=2021] E26S15W26N15\$ S15E26S11\$									
N26 W50 N4 STR=[YR=2021] N11E4S11W4\$ E4 N11W4N4\$ W10\$ PTR=E70									
FUS=[YR=2021] E19FOP=[YR=2021] E14S5W14N5\$ S5 E14									
N5E17S38W13FST=[YR=2021] S5W5N5E5\$ W5S5W10BAL=[YR=2021]									
S8W22N8E22\$ W22 N43\$ W70\$.									