



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	23	REINF CONC 30
Roof Structur	06	MANSARD 100
Roof Cover	04	BUILT-UP 100
Interior Wall	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floo	12	HARDWOOD 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	3	100
Frame	02	WOOD FRAME 100
Stories	3.	3. 100
Units	0	100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100

Quality	01	Quality Level 01
DOR CODE	0100	SINGLE FAMILY

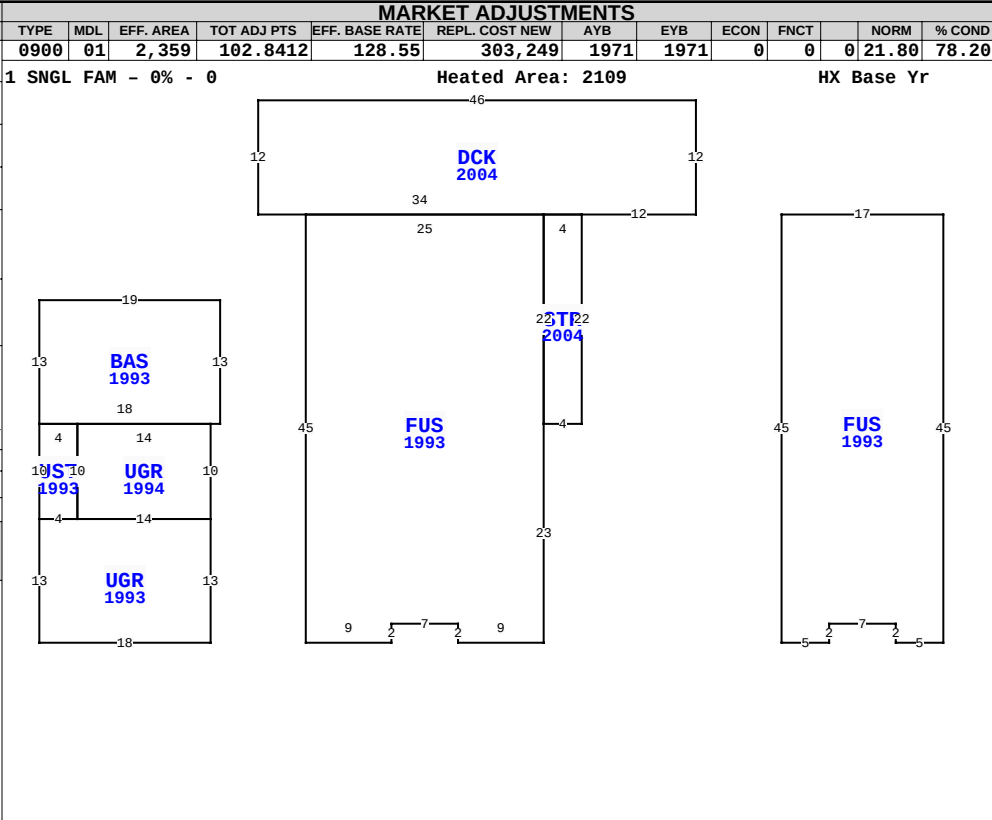
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1051.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	247	100	247	24,830
DCK	552	10	55	5,529
FUS	751	100	751	75,495
FUS	1,111	100	1,111	111,684
STR	88	10	9	905
UGR	234	45	105	10,555
UGR	140	45	63	6,333
UST	40	45	18	1,810

TOTALS	3,163		2,359	237,141
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0855	CONC PAVER	0	0	0	0	2,939.00	SF	7.00	7.00	
2	1131	REINFR	8	0	0	13	78.00	SF	6.30	6.30	
3	1131	REINFR	8	0	0	41	328.00	SF	6.30	6.30	
4	1241	WD DECK	G	0	0	3	51.00	UT	11.50	11.50	
5	1241	WD DECK	G	0	0	0	410.00	UT	11.50	11.50	
6	1134	LANDSCP	BL	0	0	0	170.00	SF	3.90	3.90	

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-3	75.00	200.00	75.00	FF	



1896 S FLETCHER AVE, FERNANDINA BEACH	BLD DATE	LGL DATE	05/07/2024	MLU
	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	0855	CONC PAVER	0	0	0	0	2,939.00	SF	7.00	7.00	100	2018	2018	3	97	19,956	
2	1131	REINFR	8	0	0	13	78.00	SF	6.30	6.30	100	1971	1971	3	58	285	
3	1131	REINFR	8	0	0	41	328.00	SF	6.30	6.30	100	1971	1971	3	58	1,199	
4	1241	WD DECK	G	0	0	3	51.00	UT	11.50	11.50	100	2007	2007	3	48	282	
5	1241	WD DECK	G	0	0	0	410.00	UT	11.50	11.50	100	2004	2004	3	36	1,697	
6	1134	LANDSCP	BL	0	0	0	170.00	SF	3.90	3.90	100	2018	2018	3	99	656	

TOTAL OB/XF												24,075				
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE
1	000120	C	SFR OCN FT	0	0006	R-3	75.00	200.00	75.00	FF		1.00	1.00	1.00	16,500.00	16,500.00

NASSAU COUNTY PROPERTY												PAGE 1 of 1				2
VALUATION SUMMARY												STANDARD				
VALUATION BY												Tax Group: 2				Tax Dist:
BUILDING MARKET VALUE												237,141				
TOTAL MARKET OB/XF VALUE												24,075				
TOTAL LAND VALUE - MARKET												1,237,500				
TOTAL MARKET VALUE												1,498,716				
SOH/AGL Deduction												8,828				
ASSESSED VALUE												1,489,888				
TOTAL EXEMPTION VALUE												0				
BASE TAXABLE VALUE												1,489,888				
TOTAL JUST VALUE												1,498,716				
NCON VALUE												0				
INCOME VALUE																
PREVIOUS YEAR MKT VALUE												1,375,745				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20171311	REMODEL	90,000	05/02/2017
20100529	H/AC	4,000	03/31/2010
20081571	REPLACE SIDING	60	10/13/2008
20052651	NEW ROOF SYSTEM	7,000	09/15/2005
20034350	REBUILD DECK	7,000	12/23/2003
7608	REPAIR/RRF	10,800	03/30/1993

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
2442/1597	12/30/2020	SW	U	I	11	100			
GRANTOR:MURPHY PAULA H REV TR									
GRANTEE:MURPHY PAULA H 2020									
2441/0502	12/30/2020	SW	U	I	16	100			
GRANTOR:MURPHY LEIF M REVOCAB									
GRANTEE:MURPHY LEIF M 2020									

BUILDING NOTES											

BUILDING DIMENSIONS											
FUS=[YR=1993] N23 STR=[YR=2004] E4N22 DCK=[YR=2004] E12N12W46S12E34\$W4S22\$ N22W25S45E9N2E7S2E9\$ PTR=W35 UGR=[YR=1993] N13 UGR=[YR=1994] N10 BAS=[YR=1993] E1N13W19S13E18\$W14S10 E14\$W14UST=[YR=1993] N10W4S10E4\$W4 S13E18\$ E35\$ PTR=E25 FUS=[YR=1993] N45E17S45W5N2W7S2W5\$ W25\$.											