



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 80
Exterior Wall	16	WD FR STUC 20
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 70
Interior Floor	15	HARDTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms	2	100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units	0	100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100

Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	01
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NEIGHBORHOOD/LOC	1057.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,400	100	1,400	170,325
BAS	520	100	520	63,263
FOP	113	30	34	4,136
FOP	208	30	62	7,543
FSP	182	40	73	8,881
FUS	390	100	390	47,448

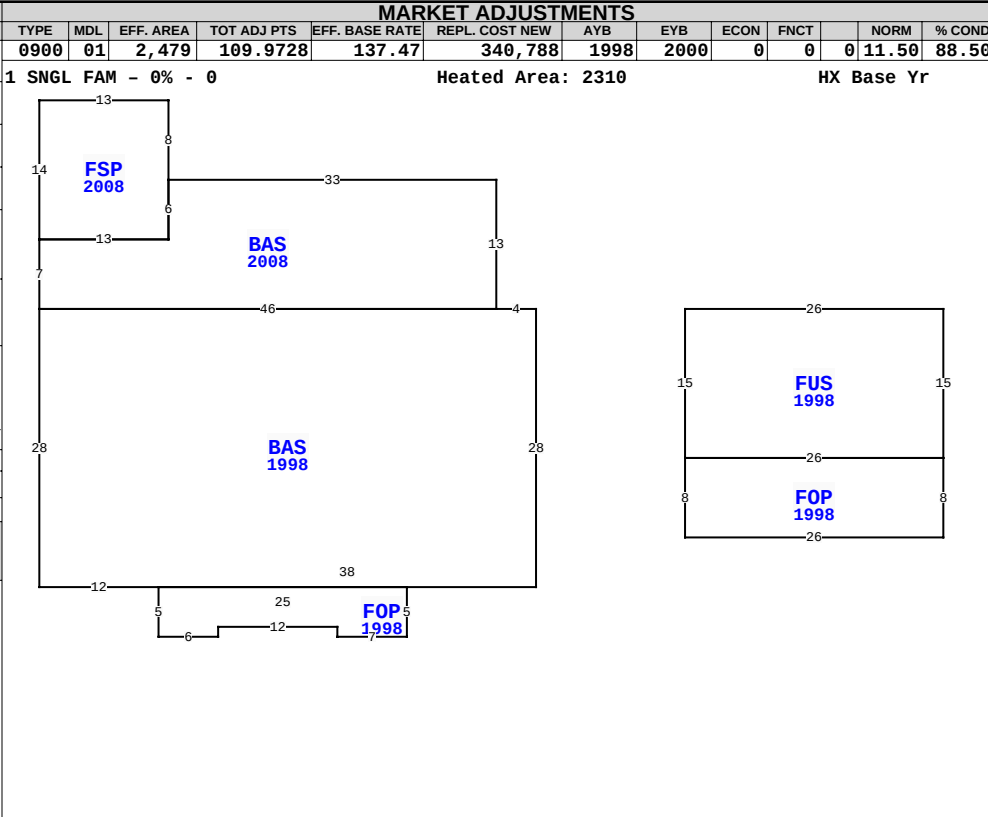
TOTALS	2,813		2,479	301,597
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EXTRA FEATURES

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	0810	CONCRETE A	0	0	0	0	862.00	SF	6.50	6.50	100	1980	1980	3	32.5	1,821	
2	0810	CONCRETE A	0	0	0	0	1,100.00	SF	6.50	6.50	100	1998	1998	3	75	5,363	
3	0810	CONCRETE A	0	0	4	4	16.00	SF	6.50	6.50	100	1998	1998	3	75	78	
4	0812	CONCRETE C	0	0	0	0	1,952.00	SF	4.00	4.00	100	2006	2006	3	87	6,793	
5	0600	SUMMER KIT	0	0	0	0	1.00	UT	5,000.00	5,000.00	100	2006	2006	3	27	1,350	

LAND DESCRIPTION

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	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	SFR	0	0006	R-1	70.00	125.00	70.00	FF		1.00	1.00	0.85	6,400.00	5,440.00	380,800							



1773 S FLETCHER AVE, FERNANDINA BEACH	BLD DATE	LGL DATE	03/20/2024	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

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TOTAL OB/XF 15,405

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NASSAU COUNTY PROPERTY PAGE 1 of 1 2

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		301,597
TOTAL MARKET OB/XF VALUE		15,405
TOTAL LAND VALUE - MARKET		380,800
TOTAL MARKET VALUE		697,802
SOH/AGL Deduction		44,252
ASSESSED VALUE		653,550
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		653,550
TOTAL JUST VALUE		697,802
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		661,090

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20062280	WIRING FOR ADDITI	5,000	10/05/2006
20062128	287SF ROOM ADDITI	25,264	09/18/2006
20060239	ADD SUNROOM,BATH,	25,000	01/30/2006
2004331	REBUILD BALCON.FL	9,000	11/10/2000
983984	REMODEL	1,885	07/09/1998
972407	REMODEL	40,000	12/17/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0948/0391	9/06/2000	WD	Q	I		270,000
GRANTOR: RIMES J E JR						
GRANTEE: HARPER JERRY P & LO						
0800/1722	7/24/1997	WD	Q	I		65,000
GRANTOR: SMITH TERRELL LEE DEV						
GRANTEE: RIMES J E JR						

BUILDING NOTES

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BUILDING DIMENSIONS

BAS=[YR=1998] W4 BAS=[YR=2008] N13 W33 FSP=[YR=2008] N8 W13
S14 E13 N6 \$ S6 W13 S7 E46\$ W46 S28 E12 FOP=[YR=1998] S5 E6
N1 E12 S1 E7 N5 W25 \$ E38 N28 \$ PTR= E15 FUS=[YR=1998] E26
S15 FOP=[YR=1998] S8W26 N8 E26 \$ W26 N15 \$ W15 \$.