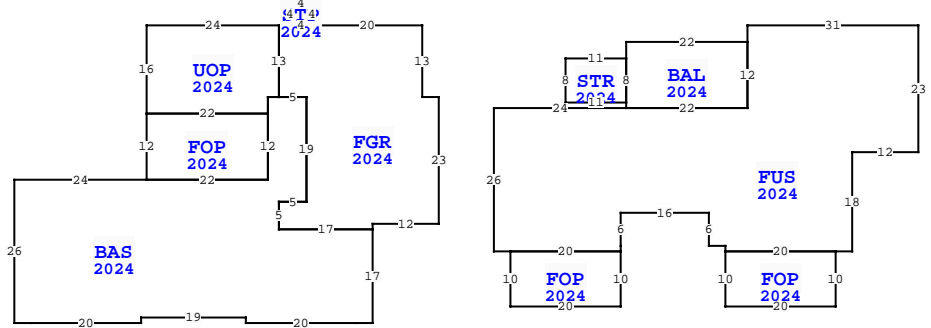


BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
Exterior Wall	31 HARDIE BRD 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	13 STAND SEAM 100
Interior Wall	05 DRYWALL 100
Interior Floor	11 CLAY TILE 100
Interior Finish	NEW N/A 0
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	4 100
Bathrooms	5 100
Frame	02 WOOD FRAME 100
Stories	2. 2. 100
Units	0 100

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0500	01	4,615	119.1960	178.79	825,116	2023	2023	0	0	0.00	100.00	
1 SFR CUST - 100% - 2024 Heated Area: 3779 HX Base Yr 2024												



Quality	04 Quality Level 04			
DOR CODE	0100 SINGLE FAMILY			
MAP NUM	MKT AREA 01			
NEIGHBORHOOD/LOC	1057.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAL	264	15	40	7,152
BAS	1,643	100	1,643	293,752
FGR	927	55	510	91,183
FOP	200	30	60	10,727
FOP	200	30	60	10,727
FOP	264	30	79	14,124
FUS	2,136	100	2,136	381,895
STP	16	10	2	358
STR	88	10	9	1,609
UOP	378	20	76	13,588
TOTALS	6,116		4,615	825,116

1507 S FLETCHER AVE, FERNANDINA BEACH

BLD DATE	LGL DATE	
XF DATE	LAND DATE	03/20/2024 MLU
INC DATE	AG DATE	

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	0855	CONC PAVER	0	100	0	3,549.00	UT	10.00	10.00	100	2024	2023		100	35,490	
2	0861	POOL GUNIT	0	100	0	377.00	SF	85.00	85.00	100	2024	2023		100	32,045	
3	0462	ST/AL FNC	0	100	0	138.00	SF	10.00	10.00	100	2024	2023		100	1,380	
4	0463	FENCE GATE	0	100	0	2.00	UT	300.00	300.00	100	2024	2023		100	600	

LAND DESCRIPTION													TOTAL OB/XF											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D	DPTH 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	100	0006	R-1	144.00	125.00	144.00	FF		1.00	1.00	0.60	6,400.00	3,840.00	552,960							

NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE		825,116	
TOTAL MARKET OB/XF VALUE		69,515	
TOTAL LAND VALUE - MARKET		552,960	
TOTAL MARKET VALUE		1,447,591	
SOH/AGL Deduction		0	
ASSESSED VALUE		1,447,591	
TOTAL EXEMPTION VALUE	HX HB	50,000	
BASE TAXABLE VALUE		1,397,591	
TOTAL JUST VALUE		1,447,591	
NCON VALUE		894,631	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		518,400	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20200018	DEMOLITION	0	07/22/2020
20090118	H/AC	0	01/27/2009
6772	REPAIR/RRF	2,400	10/14/1991
BLDR-2021-1773			

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2374/1306	7/08/2020	WD	U	I	37	400,000
GRANTOR: RIO LAND & INVESTMENT						
GRANTEE: BEACH THOMAS M & KA						
0942/1412	7/28/2000	WD	U	I	09	450,000
GRANTOR: HUFSTETLER CONNIE C						
GRANTEE: RIO LAND & INVESTME						

BUILDING NOTES

BUILDING DIMENSIONS
FGR=[YR=2024;ORIG=70,0] W20 W4 W2 S13 E5 S19 W5 S5 E17 N1 E12 N23 W3 N13 \$
STP=[YR=2024;ORIG=46,-4] E4 S4 W4 N4 \$
BAS=[YR=2024;ORIG=49,13] W5 W2 S3 S12 W22 W24 S26 E3 E20 N1 E19 S1 E20 E3 N17 W17 N5 E5 N19 \$
FOP=[YR=2024;ORIG=42,16] W22 S12 E22 N12 \$
UOP=[YR=2024;ORIG=44,0] W24 S16 E22 N3 E2 N13 \$
FUS=[YR=2024;ORIG=160,0] W31 S3 S12 W22 W24 S26 E3 E20 N1 N6 E16 S6 E3 S1 E20 E3 N18 E12 N23 \$
BAL=[YR=2024;ORIG=129,3] W22 S3 S8 S1 E22 N12 \$
STR=[YR=2024;ORIG=107,6] W11 S8 E11 N8 \$
FOP=[YR=2024;ORIG=125,41] E20 S10 W20 N10 \$