



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 70
Exterior Wall	10	ABOVE AVG 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floo	14	CARPET 80
Interior Floo	13	LVT/LAMNT 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	03	MASONRY 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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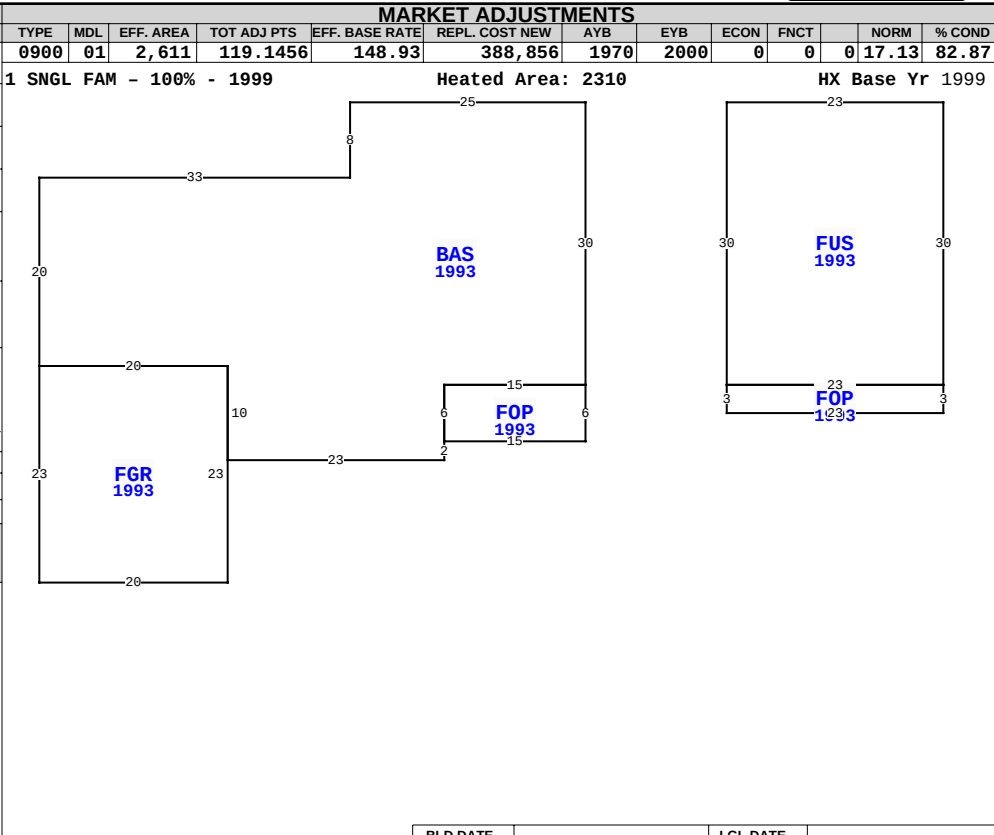
NEIGHBORHOOD/LOC	1057.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,620	100	1,620	199,938
FGR	460	55	253	31,225
FOP	69	30	21	2,592
FOP	90	30	27	3,332
FUS	690	100	690	85,159

TOTALS	2,929		2,611	322,245
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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	0810	CONCRETE A	0	100	0	0	1,670.00	SF	6.50	6.50	
2	1242	WD DECK A	0	100	3	12	36.00	SF	10.00	10.00	
3	0810	CONCRETE A	0	100	3	4	12.00	SF	6.50	6.50	
4	0810	CONCRETE A	0	100	3	20	60.00	SF	6.50	6.50	
5	0810	CONCRETE A	0	100	14	63	882.00	SF	6.50	6.50	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	CONSRV
1	000100	C	SFR	100	0006	R-1	75.00	91.00	75.00	FF	



815 S FLETCHER AVE, FERNANDINA BEACH

015 S FLETCHER AVE, FERNANDINA BEACH										INC DATE		AG DATE		
UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES				
1,670.00	SF	6.50	6.50	100	1970	1970	3	21	2,280					
36.00	SF	10.00	10.00	100	1990	1990	3	20	72					
12.00	SF	6.50	6.50	100	1991	1991	3	62	48					
60.00	SF	6.50	6.50	100	1970	1970	3	21	82					
882.00	SF	6.50	6.50	100	1998	1998	3	75	4,300					

NASSAU COUNTY PROPERTY											
PAGE 1 of 1											
VALUATION SUMMARY											
VALUATION BY						STANDARD					
Tax Group: 2						Tax Dist:					
BUILDING MARKET VALUE						322,245					
TOTAL MARKET OB/XF VALUE						6,782					
TOTAL LAND VALUE - MARKET						408,000					
TOTAL MARKET VALUE						737,027					
SOH/AGL Deduction						467,368					
ASSESSED VALUE						269,659					
TOTAL EXEMPTION VALUE						50,000					
BASE TAXABLE VALUE						219,659					
TOTAL JUST VALUE						737,027					
NCON VALUE						0					
INCOME VALUE											
PREVIOUS YEAR MKT VALUE						698,169					

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20132836	REPAIR/RRF	10,000	12/17/2013
20101449	REMODEL	2,565	08/31/2010
20052555	REMODEL	5,000	08/29/2005
20042372	REPAIR/RRF	5,000	12/16/2004
20020823	H/AC	5,000	05/14/2002
20002998	XFOB	1,500	05/18/2000

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2396/1584	9/28/2020	WD	U	I	11	100	
GRANTOR: BENNETT A MARK & PAME							
GRANTEE: BENNETT MARK & PAME							
0837/0611	6/11/1998	WD	Q	I		176,600	
GRANTOR: CLARK DEBRA CANTRELL							
GRANTEE: BENNETT A MARK & PA							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1993] W25 S8 W33 S20 FGR=[YR=1993] S23 E20 N23 W20 \$ E20 S10 E23 N2 FOP=[YR=1993] E15 N6 W15 S6 \$ N6 E15 N30 \$ PTR= E15 FUS=[YR=1993] E23 S30 FOP=[YR=1993] S3 W23 N3 E23 \$ W23 N30 \$ W15 \$.											