



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	14 WD SHINGLE 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floo	12 HARDWOOD 90
Interior Floo	15 HARDTILE 10
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	2 100
Frame	07 SPECIAL 100
Stories	1. 1. 100
Units	0 100
BUD8 Adjustme	02 DIST FB 100
Occupancy	00 NONE 100

Quality	03	Quality Level 03
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	352	15	53	6,863
BAS	1,300	100	1,300	168,334
BAS	216	100	216	27,969
FGR	1,300	55	715	92,583
FOP	30	30	9	1,166
FOP	84	30	25	3,237
STR	40	10	4	518
STR	72	10	7	907
STR	72	10	7	907
TOTALS	3,466		2,336	302,483

EXTRA FEATURES	
L N	OB/XF CODE
1	0416
2	0409

LAND DESCRIPTION	
L N	USE CODE
1	000120

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,336	114.4640	143.08	334,235	1984	2004	0	0	9.50	90.50
1 SNGL FAM - 0% - 2024											
Heated Area: 1516											
HX Base Yr											
830 S FLETCHER AVE, FERNANDINA BEACH											
BLD DATE: 05/07/2024 MLU											

NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY		STANDARD	
VALUATION BY	Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE			302,483
TOTAL MARKET OB/XF VALUE			12,915
TOTAL LAND VALUE - MARKET			1,261,920
TOTAL MARKET VALUE			1,577,318
SOH/AGL Deduction			0
ASSESSED VALUE			1,577,318
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			1,577,318
TOTAL JUST VALUE			1,577,318
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			1,735,944

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20200127	REMODEL	95,000	04/20/2020
20091620	DUNE WALK	3,500	12/01/2009
20091220	350SF WOOD DECK	9,000	09/03/2009
20052180	PLUMBING FIXTURES	3,000	07/08/2005
20051880	REPLACE RISER	1,000	06/01/2005
20051734	H/AC	2,000	05/05/2005

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2683/1742	12/11/2023	WD	Q	I	01
GRANTOR: PORTER MARGARET R					
GRANTEE: STOVALL JON & ANNE					
2218/0375	8/15/2018	WD	Q	I	01
GRANTOR: GOTKIN JOSHUA A & VIV					
GRANTEE: BLOUNT PAUL C & MAR					

BUILDING NOTES	

BUILDING DIMENSIONS	
BAL=[YR=2010] W13 STR=[YR=2010] N4W10S4E10 \$ W10FOP=[YR=2021] W14 BAS=[YR=2021] W36 S6 BAS=[YR=1993] S26 E22FOP=[YR=2005] S1 STR=[YR=2018] W12 S10E4N6E8N4\$ S4 E6 STR=[YR=2018] E8 S6E4N10W12S4\$ N5W6\$ E28N26 W50\$E36 N6\$S6 E14 N6 \$ S16E21 U16 R2 \$PTR=S45W24 FGR=[YR=2021] S26 E50 N26 W50\$N45 E24\$.	

TOTAL OB/XF											
12,915											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000120	C	SFR OCN FT	0	0006	R-1	95.00	102.00	95.60	FF	