



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	08	CLAY TILE 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 60
Interior Floo	15	HARDTILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		4 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100

Quality	03	Quality Level 03
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	136	15	20	5,507
BAL	238	15	36	9,913
BAS	922	100	922	253,869
FGR	791	55	435	119,775
FOP	40	30	12	3,304
FUS	1,625	100	1,625	447,436
STR	44	10	4	1,101
UOP	217	20	43	11,840
UOP	256	20	51	14,043
UOP	304	20	61	16,796
TOTALS	4,573		3,209	883,583

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	
2	0861	POOL GUNIT	0 100	18	12	216.00	SF	85.00	
3	0855	CONC PAVER	0 100	0	0	2,000.00	SF	7.00	
4	1125	CB/STC 6"	0 100	95	4	340.00	SF	7.35	
5	1125	CB/STC 6"	0 100	26	5	130.00	SF	7.35	
6	1125	CB/STC 6"	0 100	73	7	511.00	SF	7.35	
7	0810	CONCRETE A	0 100	5	25	125.00	SF	6.50	

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	100	0006	R-1	75.00	72.00	75.00

MARKET ADJUSTMENTS									
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT
0500	12	3,209	197.3768	296.07	950,089	2009	2009	0	0
1 SFR CUST - 100% - 2021									
Heated Area: 2547									
HX Base Yr 2021									
999 S FLETCHER AVE, FERNANDINA BEACH									

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

TOTAL OB/XF									
33,365									

NASSAU COUNTY PROPERTY									
PAGE 1 of 1									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 2					Tax Dist:				
BUILDING MARKET VALUE					883,583				
TOTAL MARKET OB/XF VALUE					33,365				
TOTAL LAND VALUE - MARKET					408,000				
TOTAL MARKET VALUE					1,324,948				
SOH/AGL Deduction					299,930				
ASSESSED VALUE					1,025,018				
TOTAL EXEMPTION VALUE					HX HB 50,000				
BASE TAXABLE VALUE					975,018				
TOTAL JUST VALUE					1,324,948				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					1,260,752				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20090086	ELEC OTHER	8,500	01/21/2009
20090083	H/AC	8,500	01/20/2009
20090064	GAS	895	01/16/2009
20081696	ELEC OTHER	600	11/17/2008
20081695	SWIM POOL	21,000	11/17/2008
20081697	OTHER	1,000	11/17/2008

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2403/0411	10/23/2020	WD	Q	I	01	1,215,000	
GRANTOR: THOMAS LEE H & PAMELA							
GRANTEE: DEVAUL JOHN W & DIA							
1551/0140	2/14/2008	DG	U	I	01	100	
GRANTOR: THOMAS LEE H							
GRANTEE: THOMAS LEE H & PAME							

BUILDING NOTES									
BUILDING DIMENSIONS									
FGR=[YR=2009] W21 BAS=[YR=2009] W4N19W26 S19W8S11									
UOP=[YR=2009] S6E19S13E10 N19W29\$ E40N5W2N6\$S6E2S5W11S19									
E30N30\$ PTR=N38 FUS=[YR=2009] N30W3 BAL=[YR=2009] N3									
E3N17W11S5W3S12E6 S3 E5\$ W11 STR=[YR=2009] N4W11S4E11\$									
W11N19W26S19 BAL=[YR=2009] W8S17E8 UOP=[YR=2009]									
E11S13E10N19W21S6\$N17\$ S11 E21S19E10 FOP=[YR=2009] S4E10N4									
W10\$ E20\$ S38\$ PTR=N3 UOP=[YR=2009] N17W17S5E6S12E11\$ S3\$.									