

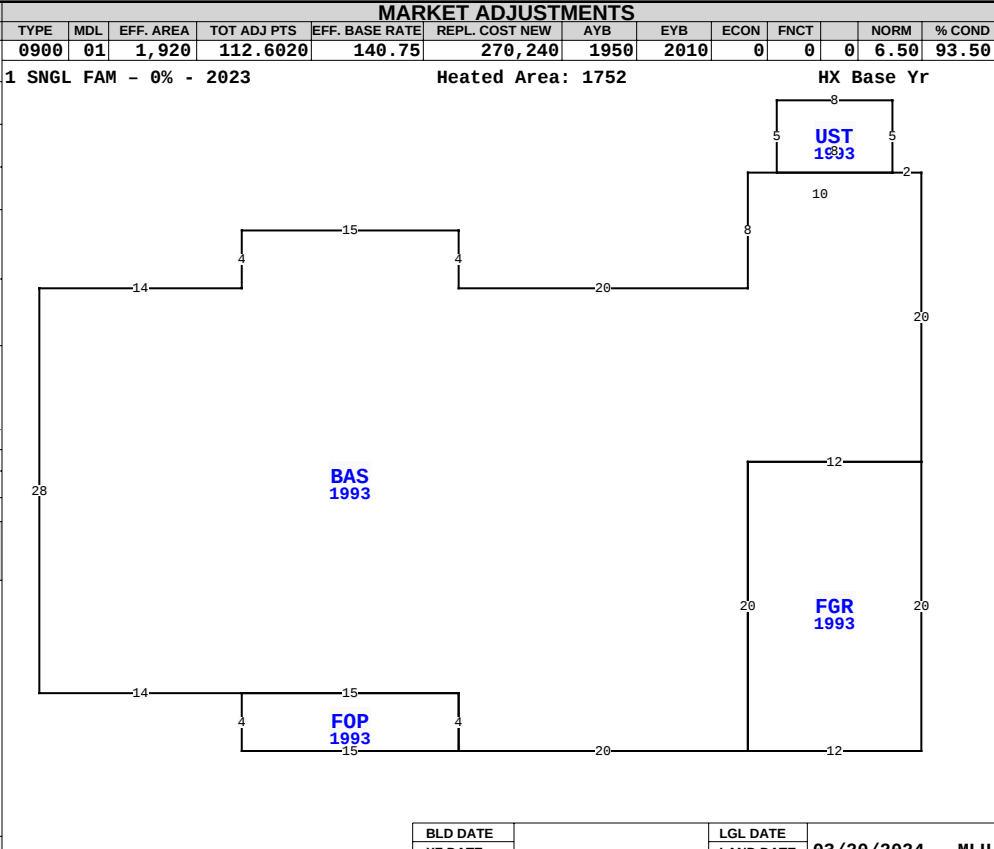


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 80
Exterior Wall	23	REINF CONC 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms	2	100
Frame	03	MASONRY 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
NEIGHBORHOOD/LOC		1057.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,752	100	1,752	230,565
FGR	240	55	132	17,371
FOP	60	30	18	2,369
UST	40	45	18	2,369
TOTALS	2,092		1,920	252,674

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	
2	0810	CONCRETE A	0	0	0	0	720.00	SF	6.50	6.50	
3	1242	WD DECK A	0	0	12	10	120.00	SF	10.00	10.00	
4	0855	CONC PAVER	0	0	0	0	382.00	SF	10.00	10.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000100	C	SFR	0	0006	R-1	75.00	100.00	75.00	FF	



TOTAL OB/XF											
1179 S FLETCHER AVE, FERNANDINA BEACH											

TOTAL OB/XF											
6,865											

NASSAU COUNTY PROPERTY			
PAGE 1 of 1			
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE	252,674		
TOTAL MARKET OB/XF VALUE	6,865		
TOTAL LAND VALUE - MARKET	375,360		
TOTAL MARKET VALUE	634,899		
SOH/AGL Deduction	0		
ASSESSED VALUE	634,899		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	634,899		
TOTAL JUST VALUE	634,899		
NCON VALUE	36,431		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	565,702		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2022-2599	INTERIOR RMDL	80,000	03/21/2023
20131522	ROOF	7,800	07/01/2013
4717	REPAIR/RRF	13,712	03/02/1988

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2566/0870	5/31/2022	WD	Q	I	05	872,700	
GRANTOR: FOTOPoulos MARCIA I							
GRANTEE: BAKER JESSE B & MEL							
0324/0351	10/01/1980	WD	Q	I		45,000	
GRANTOR:							
GRANTEE:							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1993] W2 UST=[YR=1993] N5 W8 S5 E8 \$ W10 S8 W20 N4 W15 S4 W14 S28 E14 FOP=[YR=1993] S4 E15 N4 W15\$ E15 S4 E20 FGR=[YR=1993] E12 N20 W12 S20 \$ N20 E12 N20\$.											