



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	07	ASB SHNGLE 50
Exterior Wall	23	REINF CONC 50
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	03	PLASTER 50
Interior Wall	05	DRYWALL 50
Interior Floor	11	CLAY TILE 50
Interior Floor	12	HARDWOOD 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	4	100
Frame	03	MASONRY 100
Stories	2.	2. 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 1057.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAL	20	15	3	378
BAL	40	15	6	757
BAL	77	15	12	1,514
BAS	1,627	100	1,627	205,293
FEP	180	80	144	18,170
FOP	40	30	12	1,514
FOP	78	30	23	2,902
FUS	1,627	100	1,627	205,293
STR	28	10	3	378
STR	28	10	3	378
TOTALS	3,773		3,463	436,958

** This building has 11 Sub-Areas

1107 S FLETCHER AVE, FERNANDINA BEACH

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	0511	GARAGE CB-	0	100	22	22	484.00	SF	80.00	80.00	100	1995	1995	3	70	27,104	
2	0504	FP-ELECTRI	0	100	0	0	2.00	UT	2,000.00	2,000.00	100	1938	1938	3	20	800	
3	0855	CONC PAVER	0	100	3	3	9.00	SF	10.00	10.00	100	2017	2017	3	97	87	
4	0855	CONC PAVER	0	100	4	4	16.00	SF	10.00	10.00	100	2017	2017	3	97	155	
5	0855	CONC PAVER	0	100	3	6	18.00	SF	10.00	10.00	100	2017	2017	3	97	175	
6	0819	CONC 12"	0	100	5	6	30.00	SF	9.50	9.50	100	1938	1938	3	20	57	
7	0819	CONC 12"	0	100	4	5	20.00	SF	9.50	9.50	100	1938	1938	3	20	38	
8	0861	POOL GUNIT	0	100	14	21	294.00	SF	85.00	85.00	100	2017	2017	3	84	20,992	
9	0855	CONC PAVER	0	100	0	0	1,542.00	SF	10.00	10.00	100	2017	2017	3	97	14,957	
10	0462	ST/AL FNC	0	100	0	0	330.00	SF	10.00	10.00	100	2017	2017	3	84	2,772	

LAND DESCRIPTION TOTAL OB/XF 67,137

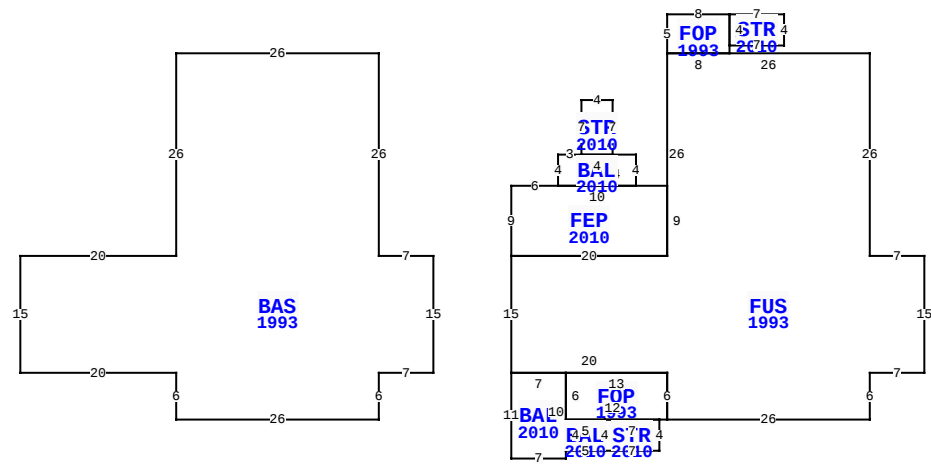
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE
1	000100	C	SFR	100	0006	R-1	75.00	200.00	75.00	FF		1.00	1.00	0.99	6,400.00	6,310.40	473,280

REVIEW DATE 03/21/2024 BY KBA Total Acres: 0.00 Total Land Value: 473,280 Market: 0 Agricultural: 0 Common: 473,280

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MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	3,463	106.2600	132.82	459,956	1938	2015	0	0	5.00	95.00
1 SNGL FAM - 100% - 2018 Heated Area: 3254 HX Base Yr 2018											



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VALUATION SUMMARY		STANDARD
VALUATION BY	Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE		436,958
TOTAL MARKET OB/XF VALUE		68,039
TOTAL LAND VALUE - MARKET		473,280
TOTAL MARKET VALUE		978,277
SOH/AGL Deduction		357,697
ASSESSED VALUE		620,580
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		570,580
TOTAL JUST VALUE		978,277
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		876,581

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20163500	SWIM POOL	28,500	12/20/2016
20032344	XFOB	2,000	01/14/2003
20020891	REPAIR/RRF	3,000	05/23/2002
20020654	DEMOLITION	1,000	04/16/2002
990967	H/AC	2,000	08/02/1999
990968	CHNGE SRVC	1,000	08/02/1999

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2724/552	7/10/2024	WD	Q	I	01
GRANTOR: CHAPLIN WILLIAM DAVIS					SALE PRICE
GRANTEE: WESTRA KEVIN					1,560,000

2026/0155	1/29/2016	WD	Q	I	01	487,500
GRANTOR: WEST BRUCE S						
GRANTEE: CHAPLIN WILLIAM DAV						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W7 N26 W26 S26 W20 S15 E20 S6 E26 N6 E7 N15 \$ PTR= E10S15 FUS=[YR=1993] N15 FEP=[YR=2010] N9 E6 BAL=[YR=2010] N4E3 STR=[YR=2010] N7E4S7 W4\$ E7S4W10\$ E14S9W20\$ E20N26 FOP=[YR=1993] N5E8 STR=[YR=2010] E7S4W7N4\$ S5W8\$ E26S26E7S15W7S6W26 FOP=[YR=1993] W1 STR=[YR=2010] S4W7 BAL=[YR=2010] W5BAL=[YR=2010] S1W7N11E7S10 \$N4E5S4\$ N4E7\$ W12N6E13S6\$ N6 W20\$ N15W10\$.

WESTRA KEVIN
8 EAST RED GOLD CIRCLE
CAMP HILL, PA 17011

00-00-31-1540-0022-0040

[illegible]