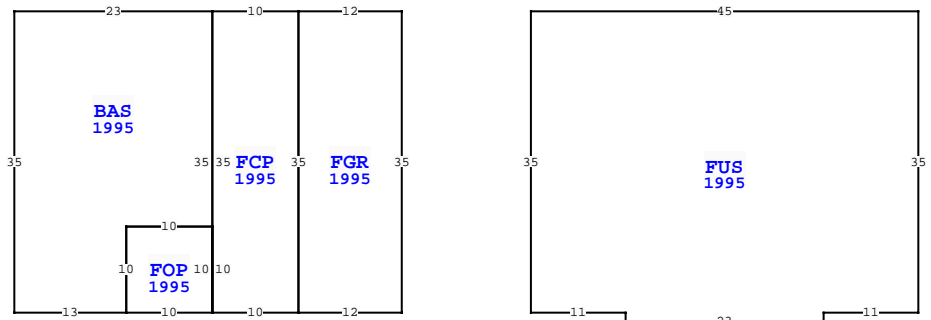


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	14 WD SHINGLE 100
Roof Structur	08 IRREGULAR 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 60
Interior Floor	11 CLAY TILE 40
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	2 100
Bathrooms	2 100
Frame	02 WOOD FRAME 100
Stories	2. 100
Units	0 100
Occupancy	00 NONE 100

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0500	01	2,652	115.1136	172.67	457,921	1995	1996	0	0	13.50	86.50		
1 SFR CUST - 0% - 0 Heated Area: 2303 HX Base Yr													



Quality	04 Quality Level 04			
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
BAS	705	100	705	105,298
FCP	350	25	88	13,144
FGR	420	55	231	34,502
FOP	100	30	30	4,481
FUS	1,598	100	1,598	238,677
TOTALS	3,173		2,652	396,102

1170 S FLETCHER AVE, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2024
INC DATE		AG DATE	MLU

EXTRA FEATURES																
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	0858	SCULP CONC	0	0	0	1,770.00	SF	13.00	13.00	100	1995	1995	3	91	20,939	
2	0416	DUNEWALKS	0	0	55	220.00	SF	15.00	15.00	100	1995	1995	3	20	660	
3	0921	CWALL-CC P	0	0	0	75.00	LF	660.00	660.00	100	1955	1955	3	20	9,900	
4	1241	WD DECK G	0	0	9	405.00	UT	15.53	15.53	100	1995	1995	3	23	1,446	
5	1242	WD DECK A	0	0	3	9.00	SF	10.00	10.00	100	1995	1995	3	20	18	

TOTAL OB/XF 32,963

LAND DESCRIPTION																								
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	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000120	C	SFR OCN FT	0	0006	R-1	75.00	150.00	75.00	FF		1.00	1.00	1.00	16,500.00	16,500.00	1,237,500							

NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE	396,102		
TOTAL MARKET OB/XF VALUE	32,963		
TOTAL LAND VALUE - MARKET	1,237,500		
TOTAL MARKET VALUE	1,666,565		
SOH/AGL Deduction	125,113		
ASSESSED VALUE	1,541,452		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	1,541,452		
TOTAL JUST VALUE	1,666,565		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	1,536,506		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20122132	REPAIR SHINGLES &	1,250	10/15/2012
20080948	ENCLOSE S1/2 CARP	6,500	06/02/2008
20002337	BREAK AWAY WALLS	4,500	03/02/2000

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2331/0775	12/12/2019	WD	U	I	11	100
GRANTOR: SIDANI MARY SURVIVING						
GRANTEE: SIDANI MARY M REVOC						
0957/1132	11/09/2000	TD	U	I		635,000
GRANTOR: HODGE FAMILY TRUST						
GRANTEE: SIDANI MARY M & SAM						

BUILDING NOTES

BUILDING DIMENSIONS
FGR=[YR=1995] W12 FCP=[YR=1995] W10 BAS=[YR=1995] W23 S35 E13 FOP=[YR=1995] E10 N10 W10 S10\$ N10 E10S10 N35\$S35 E10 N35\$ S35 E12 N35\$ PTR= E15 FUS=[YR=1995] E45 S35 W11 S1 W23 N1 W11 N35 \$ W15 \$.